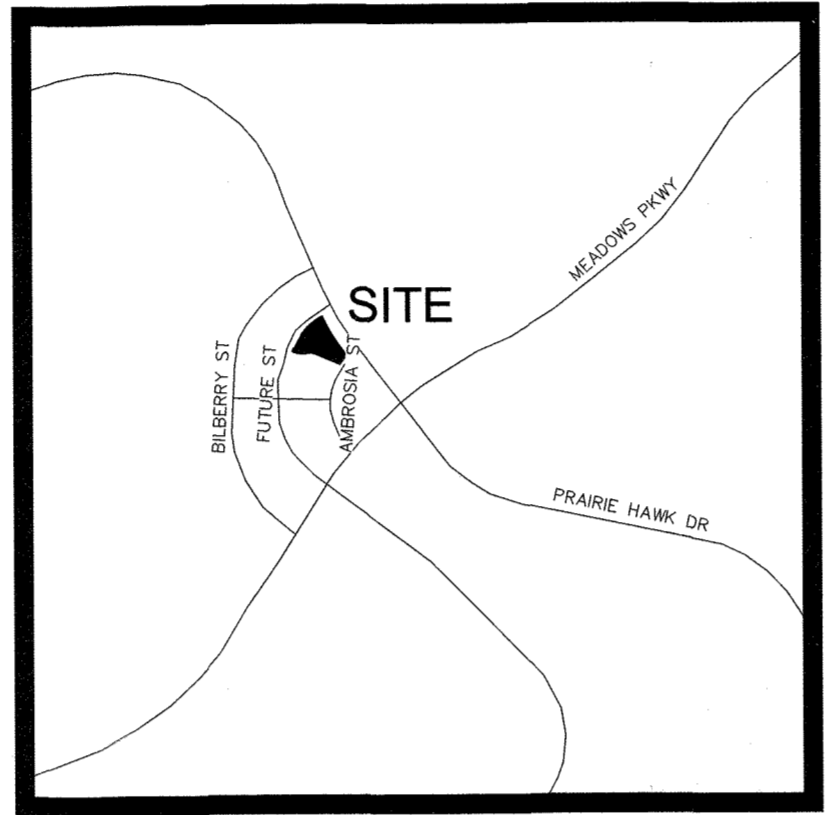


- GENERAL NOTES**
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
 - THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
 - THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
 - PER FEMA FIRM MAP NO. 08035C0169G, NO FLOODPLAINS EXIST ONSITE.
 - ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
 - THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
 - APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
 - NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
 - ALL UTILITY, DRAINAGE, SIGHT DISTANCE AND PUBLIC ACCESS EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
 - THIS SITE ZONING IS FUTURE ST.
 - UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
 - A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

SITE DEVELOPMENT PLAN

LOT 1 REMAINDER, LOT 1B AND TRACT A, BLOCK 2, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 2 AND A PORTION OF FUTURE STREET LOCATED IN THE NW 1/4 SEC. 34 AND THE NE 1/4 SEC. 33, T7S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GENERAL GRADING PLAN
4	GENERAL UTILITIES PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE NOTES
7	ELEVATIONS
8	PHOTOMETRIC PLAN
9	DETAILS
10	DETAILS
11	DETAILS
12	DETAILS
13	DETAILS
14	DETAILS

- FIRE NOTES**
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
 - APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION, THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
 - DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
 - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 13 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
 - "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
 - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

- SHARED ACCESS ROAD AND ADJACENT PROPERTY IMPROVEMENT NOTES**
- BEFORE CONSTRUCTION CAN START, BUYER MUST SECURE ALL APPROVALS FROM THE TOWN OF CASTLE ROCK AND AREA FOR THE RELOCATION OF THE EXISTING ELECTRICAL LINE. CONTRACTOR MUST COORDINATE WITH INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION (IREA) FOR THE RELOCATION OF THE EXISTING ELECTRICAL LINE ALONG THE SHARED ACCESS ROAD.
 - VEHICULAR ACCESS AND UTILITY SERVICES MUST BE MAINTAINED TO LOT 1A, BLOCK 2 (LOT 1A) DURING NORMAL BUSINESS OPERATIONS, INCLUDING DRIVE-THRU FACILITY FROM LOT 1A TO MERCANTILE STREET.
 - CONTRACTOR MUST CONSTRUCT THE "NEW ASPHALT PARKING" AREA AS SHOWN ON THIS SDP AND THE CIVIL CONSTRUCTION DOCUMENTS PRIOR TO ANY OTHER ADJACENT PROPERTY IMPROVEMENTS.
 - CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNER(S) AT LEAST 10 DAYS IN ADVANCE OF COMMENCING THE ADJACENT PROPERTY IMPROVEMENTS AND SUCH NOTICE SHALL INCLUDE THE CONSTRUCTION SEQUENCING AND ANTICIPATED TIME LINE FOR COMPLETION OF THE CONSTRUCTION.
 - ADJACENT PROPERTY IMPROVEMENTS MEANS ALL IMPROVEMENTS DEPICTED IN EXHIBIT J (ALL PAGES) OF THE CVS PURCHASE AND SALE AGREEMENT AND DESCRIBED BELOW AND, ULTIMATELY, INCLUDED IN CVS'S CONSTRUCTION DRAWINGS AS APPROVED BY THE TOWN OF CASTLE ROCK.
 - ALL ADJACENT PROPERTY IMPROVEMENTS SHALL BE COMPLETED WITHIN 30 DAYS AFTER THE COMPLETION OF THE INITIAL CONSTRUCTION ITEM (THE NEW ASPHALT PARKING ON THE ADJACENT LOT) AND THE COMMENCEMENT OF SUCH CONSTRUCTION SHALL BE SCHEDULED TO AVOID DELAYS ASSOCIATED WITH ADVERSE WEATHER CONDITIONS.
 - RELOCATION OF WATERLINE UNDERLYING EXISTING ACCESS DRIVE TO THE LOCATION UNDERLYING THE NEW ACCESS DRIVE INCLUDING REMOVAL OF EXISTING/ABANDONED WATERLINES.
 - RELOCATION OF THE EXISTING FIRE HYDRANT AND IRRIGATION METER FROM EXISTING LANDSCAPE MEDIAN TO NEW LANDSCAPING MEDIAN, INCLUDING FULL CONNECTION OF FIRE HYDRANT TO NEWLY RELOCATED WATERLINE.
 - RELOCATION OF EXISTING PARKING LOT/STREET LIGHT.
 - RELOCATION OF ELECTRIC LINE UNDERLYING THE EXISTING ACCESS DRIVE.
 - CONSTRUCTION OF NEW ACCESS DRIVE ALIGNMENT, INCLUDING REVISING THE EXISTING CURB & GUTTER, AND LAYING NEW PAVEMENT.
 - ALL IMPROVEMENTS RELATED TO THE DEMOLITION OF AND RECONSTRUCTION OF NEW LANDSCAPING MEDIANS, CURBS, AND LANDSCAPING AREAS AFFECTED BY THE ACCESS DRIVE REALIGNMENT.
 - CONSTRUCTION OF NEW ASPHALT PARKING SECTION AND ASSOCIATED LANDSCAPE AREA, INCLUDING PARKING LOT STRIPING, CURB & GUTTER, IRRIGATION AND LANDSCAPING INSTALLATION.
 - REVISE EXISTING LANDSCAPING IRRIGATION TO PROVIDE IRRIGATION TO ALL NEW MEDIAN AND LANDSCAPING AREAS AND TO INSURE PROPER IRRIGATION TO EXISTING LANDSCAPING AREAS; AND
 - ALL GRADING AND EROSION CONTROL REQUIRED BY CASTLE ROCK IN ORDER TO CONSTRUCT ITEMS 5.2-5.9 ABOVE.
 - PRIOR TO COMMENCING WITH THE ADJACENT PROPERTY IMPROVEMENTS, CONTRACTOR SHALL SUBMIT A PHASING AND SEQUENCING PLAN, WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - THE PLAN SHALL MAINTAIN ONE POINT OF ACCESS TO LOT 1A AT ALL TIMES FROM THE EXISTING SHARED ACCESS DRIVE;
 - CUTTING AND CAPING OF EXISTING WATER LINE AT EXISTING BEAD LOCATED APPROXIMATELY 100 FEET EAST OF INTERSECTION OF FUTURE STREET AND EXISTING ACCESS DRIVE. THIS WORK SHALL BE DONE DURING OFF-HOURS TO MINIMIZE IMPACT TO LOT 1A. THE EXISTING WATER SHALL REMAIN IN SERVICE FROM AMBROSIA TO PROPOSED CUT.
 - CONSTRUCTION OF NEW WATER LINE FROM CUT AND CAP LOCATION EAST TOWARDS AMBROSIA, ALONG PROPOSED ALIGNMENT OF NEW ACCESS DRIVE, TO POINT OF NEW CONNECTION TO EXISTING WATER LINE. THIS WORK INCLUDES RELOCATING EXISTING FIRE HYDRANT AND EXTENDING NEW SERVICES FOR BUILDINGS LOCATED ON LOT 1A, BLOCK 2B. CONTRACTOR SHALL MAINTAIN AT LEAST ONE POINT OF ACCESS TO LOT 1A AT ALL TIMES FROM THE EXISTING ACCESS DRIVE.
 - CONNECTION OF NEW WATER LINE AND NEW LOT 1A SERVICES TO EXISTING LINE; THIS WORK SHALL BE DONE DURING OFF HOURS TO MINIMIZE IMPACT TO LOT 1A.

BENCHMARK:
ELEVATIONS BASED ON NGS BENCHMARK "A355", WITH A PUBLISHED ELEVATION = 6050.74' (NAVD 88).

LEGAL DESCRIPTION:
LOT 1 REMAINDER, LOT 1B AND TRACT A, BLOCK 2, THE MEADOWS FILING NO. 20, PHASE 1, AMENDMENT NO. 2 AND A PORTION OF FUTURE STREET, COUNTY OF DOUGLAS, STATE OF COLORADO.

LAND AREA:
82,247 SQ FT OR 1.888 ACRES MORE OR LESS

BASIS OF BEARING:
BASIS OF BEARINGS IS THE SOUTHERLY LINE OF THE PROPERTY, MONUMENTED ON THE WEST END WITH NO. 5 REBAR WITH A 1 1/2" PLASTIC CAP, PLS 38390, AND ON THE EAST END WITH A PK NAIL WITH A 1 1/2" WASHER, PLS 38390, ASSUMED TO BEAR S66°57'14"E A DISTANCE OF 197.59'.

FLOODPLAIN:
ZONE X, NOT WITHIN 100 YR FLOODPLAIN FIRM MAP NUMBER 08035C0169G, EFFECTIVE DATE MARCH 15, 2016.

WATER RIGHTS DEDICATION AGREEMENT:
THE PROVISIONS OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT, RECORDED ON THE 10TH DAY OF JULY, 2003, AT RECEPTION NO. 2003102970 AND ACCORDINGLY 5 SFE ARE DEBITED FROM THE BANK.

CVS PROPOSED BUILDING DATA

BUILDING: 13,111 S.F. G.F.A

BUILDING HEIGHT:	
PROPOSED:	28'
MAXIMUM BY CODE:	60'
PROPOSED BUILDING COVERAGE:	15.6% ±
MAXIMUM BUILDING COVERAGE:	100%
PERMITTED FLOOR AREA RATIO (FAR):	1.5
SINGLE FAMILY EQUIVALENT (SFE):	5.0

TECHNICAL CRITERIA VARIANCE
DUE TO THE PRESENCE OF EASEMENTS AND UTILITY LINES, TCV17-0057 WAS APPROVED ON 11/28/17 TO ALLOW A REDUCTION IN REQUIRED STREET TREES FROM THREE LARGE CANOPY TREES TO TWO LARGE CANOPY TREES ALONG AMBROSIA STREET FRONTAGE.

- DESIGN TEAM CONTACTS:**
- OWNER:**
CASTLE ROCK DEVELOPMENT COMPANY
3301 E 1ST AVE, DENVER, CO 80206
TEL: (303) 394-5500
- DEVELOPER:**
TMC COLORADO, LLC
501 PENNSYLVANIA PKWY, SUITE 160
INDIANAPOLIS, IN 46280
TEL: (317) 705-8800
CONTACT: AJ BARBATO
- ENGINEER:**
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2300
CONTACT: JOHN HEIBERGER, P.E.
- ARCHITECT:**
WARMAN ARCHITECTURE
1828 SWIFT, SUITE 101
NORTH KANSAS CITY, MO 64116
TEL: (816) 474-2233
CONTACT: KATHLEEN A. WARMAN, AIA, NCARB
- SURVEYOR:**
CLARK LAND SURVEYING, INC.
119 N. WAHSATCH AVE.
COLORADO SPRINGS, CO 80903
TEL: (719) 633-8533
CONTACT: STEWART L. MAPES, P.L.S.
- LANDSCAPE ARCHITECT:**
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2300
CONTACT: CHRIS HICE, P.L.A.
STATE LICENSE NUMBER: LA.0001062

OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

Stephanie McCandless - President
CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION

SIGNED THIS 1st DAY OF March, 2018

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF March

2018 BY *Stephanie McCandless* AS President
OF CASTLE ROCK DEVELOPMENT COMPANY, WITNESS MY HAND AND OFFICIAL SEAL

Kelly Beach
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-7-20

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY *John Anderson* AS Mayor

ATTEST:
Christa Anderson
TOWN CLERK

SIGNED THIS 1st DAY OF March, 2018

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF March, 2018 BY *John Anderson* AS Mayor AND BY *Christa Anderson* AS Town Clerk.

WITNESS MY HAND AND OFFICIAL SEAL.

Christa Anderson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-21-2019

JENNIFER L. KING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954015016
MY COMMISSION EXPIRES SEPT 21, 2019

SUMMARY TABLE

CVS PROPOSED SITE DATA

SITE AREA: 1.670 ± AC, 72,753 (EXISTING LOT 1-1)
1.888 ± AC, 82,247 (AMENDED LOT 1-1)
0.669 ± AC, 29,185 (EXISTING TRACT A-1)
0.732 ± AC, 31,879 (AMENDED TRACT A-1)
0.830 ± AC, 36,155 (EXISTING LOT 1B-1)
0.673 ± AC, 29,306 (AMENDED LOT 1B-1)

ZONING CLASSIFICATION: TOWN CENTER (TC)

PROPOSED LAND USE: CVS PHARMACY, RETAIL (LOT 1-1)

JURISDICTION: TOWN OF CASTLE ROCK

BUILDING SETBACKS: FRONT-76.4' (ALL LOTS AND TRACTS) MEADOWS SIDE- 82.4' (ALL LOTS AND TRACTS) FUTURE REAR- 173.2' (ALL LOTS AND TRACTS) AMBROSIA

SITE COVERAGE: BUILDING - 15.7%, 12,900 S.F. (LOT 1-1)
BUILDING - 0%, 0 S.F. (TRACT A-1)
BUILDING - 0%, 0 S.F. (LOT 1B-1)

PAVEMENT - 52.9%, 43,514 S.F. (LOT 1-1)
PAVEMENT - 79.3%, 25,290 S.F. (TRACT A-1)
PAVEMENT - 0%, 0 S.F. (LOT 1B-1)

LANDSCAPING - 31.4%, 25,833 S.F. (LOT 1-1)
LANDSCAPING - 20.7%, 6,589 S.F. (TRACT A-1)
LANDSCAPING - 100%, 29,306 S.F. (LOT 1B-1)

STANDARD AUTO PARKING: PROVIDED

70 EXISTING (LOT 1-1)
33 EXISTING TRACT A-1
33 PROPOSED TRACT A-1
0 EXISTING LOT 1B-1
0 PROPOSED LOT 1B-1
31 EXISTING ONSTREET
134 TOTAL PROPOSED

REQUIRED: 66 SP. (LOT 1-1)
64 SP. (REQUIRED FOR LOT 1A)
130 TOTAL REQUIRED

ACCESSIBLE PARKING: PROVIDED

4 VAN (LOT 1-1)
4 SP. (TRACT A-1, SERVING LOT 1A)
3 SP. (LOT 1-1)
3 SP. (REQUIRED FOR LOT 1A)

SURVEYOR'S CERTIFICATE

I, STEWART L. MAPES JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

STEWART L. MAPES JR. PLS NO. 38245
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF CLARK LAND SURVEYING, INC.

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED AUGUST 5, 2004 AT RECEPTION NO. 2004081485, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Stephanie McCandless
CASTLE ROCK LAND CO., LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 1st DAY OF March, 2018

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF March

2018 BY *John A. Fox* AS Authorized Agent
OF CASTLE ROCK LAND CO., LLC, WITNESS MY HAND AND OFFICIAL SEAL

Kelly Beach
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-7-20

KELLY BEACH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104020675
MY COMMISSION EXPIRES MARCH 7, 2020

CIVIL ENGINEER'S STATEMENT

I, JOHN R. HEIBERGER, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

John Heiberger 2/23/18
REGISTERED PROFESSIONAL ENGINEER DATE
JOHN R. HEIBERGER, PE CO 50096

TITLE CERTIFICATION

Peter DeCree AN AUTHORIZED REPRESENTATIVE OF *Chicago Title* A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAS MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

John W. King AUTHORIZED REPRESENTATIVE OF *Chicago Title* TITLE COMPANY

SIGNED THIS 1st DAY OF March, 2018

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF March

2018 BY *Peter DeCree Sr. Commercial Title Officer* OF *Chicago Title* WITNESS MY HAND AND OFFICIAL SEAL

Peter DeCree Sr.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-11-19

JENNIFER L. KING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954015016
MY COMMISSION EXPIRES SEPT 21, 2019

DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:33 p.m. ON THE 24th DAY OF March, 2018 AT RECEPTION NO. 2018013705

DOUGLAS COUNTY CLERK AND RECORDER
BY: *Julianne Bore* DEPUTY

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 2nd DAY OF March, 2018

Bob 3/2/18
DIRECTOR OF DEVELOPMENT SERVICES DATE

Kimley»Horn

2017 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster, Suite 1500
Denver, Colorado 80237 (303) 228-2300

COVER SHEET
SHEET 1 of 14

LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	LIMITS OF CONSTRUCTION
	ACCESSIBLE ROUTE
	STANDARD DUTY CONCRETE
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	HEAVY DUTY CONCRETE
	PROPOSED VEGETATION (REF. LANDSCAPE PLAN)

KEY NOTES

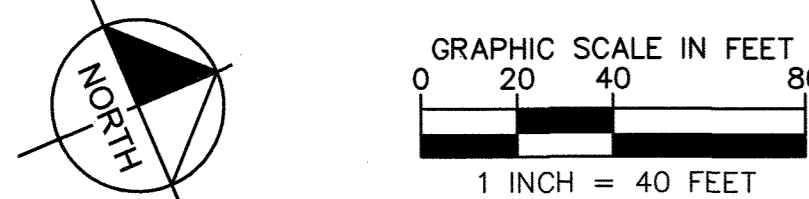
- PROPOSED VERTICAL CURB AND GUTTER PER TOWN OF CASTLE ROCK STD. DTL. CG-1
- PROPOSED MOUNTABLE CONCRETE CURB AND GUTTER PER TOWN OF CASTLE ROCK STD. DTL. CG-1
- PROPOSED TRASH DUMPSTER
- PROPOSED CONCRETE SIDEWALK PER TOWN OF CASTLE ROCK STD. DTL. CG-2 AND CG-3
- PROPOSED 4" WIDE PARKING STRIPE
- PROPOSED ADA PARKING PAVEMENT LEGEND
- PROPOSED LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS.
- PROPOSED WHEEL STOPS
- PROPOSED LOADING ZONE
- PROPOSED ADA WHEEL CHAIR RAMP PER TOWN OF CASTLE ROCK STD. DTL. CR-2A
- PROPOSED HORIZONTAL TRASH COMPACTOR
- PROPOSED BIKE RACK
- PROPOSED 2' WIDE CURB CUT
- PROPOSED 2' WIDE 4" COBBLE RUNDOWN
- PROPOSED ADA WHEEL CHAIR RAMP PER TOWN OF CASTLE ROCK STD. DTL. CR-4B

GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO VERIFY AND PROTECT IN PLACE DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL EXERCISE CAUTION AND USE CONSTRUCTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PERMANENT SURVEY MONUMENTS. ALL SURVEY MONUMENTS (PROPOSED AND EXISTING) SHALL BE REPLACED AND/OR REHABILITATED IN ACCORDANCE WITH STANDARDS BY A PROFESSIONAL LAND SURVEYOR RETAINED BY THE CONTRACTOR.
- PARKING LOT AND PEDESTRIAN SIDEWALK ADJACENT TO THE BUILDING ARE FLUSH EXCEPT WHERE CURB AND GUTTER ARE SHOWN.
- ALL CURB, GUTTER, DRIVEWAY APRONS, PEDESTRIAN RAMPS, AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR NOT MEETING CURRENT TOWN ENGINEERING STANDARDS ALONG MEADOWS BOULEVARD ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.).
- FOR REFERENCE ONLY: CVS DRIVE-THRU STACKING HAS HISTORICALLY CONSISTED OF APPROXIMATELY 1-3 CARS AT ANY GIVEN TIME. DELIVERIES UTILIZING THE LOADING/UNLOADING ZONE ARE INFREQUENT (APPROXIMATELY 1-2 TIMES PER WEEK) AND OFTEN DURING OFF-PEAK HOURS.
- CONTRACTOR SHALL INSTALL UNDERGROUND ELECTRIC LINE IN COORDINATION WITH IREA FIELD INSPECTOR PRIOR TO INSTALLATION OF THE CURB AND GUTTER, LANDSCAPING, AND PARKING LOT LIGHT AND GET THE LANDSCAPING ISLAND TO +/- 6" FINISHED GRADE TO INSTALL A VAULT.

PARKING INFORMATION

PARKING STALLS PROVIDED	70 STALLS
BUILDING S.F.	13,111 S.F.
PROVIDED PARKING RATIO	5.3 STALLS / 1000 S.F.

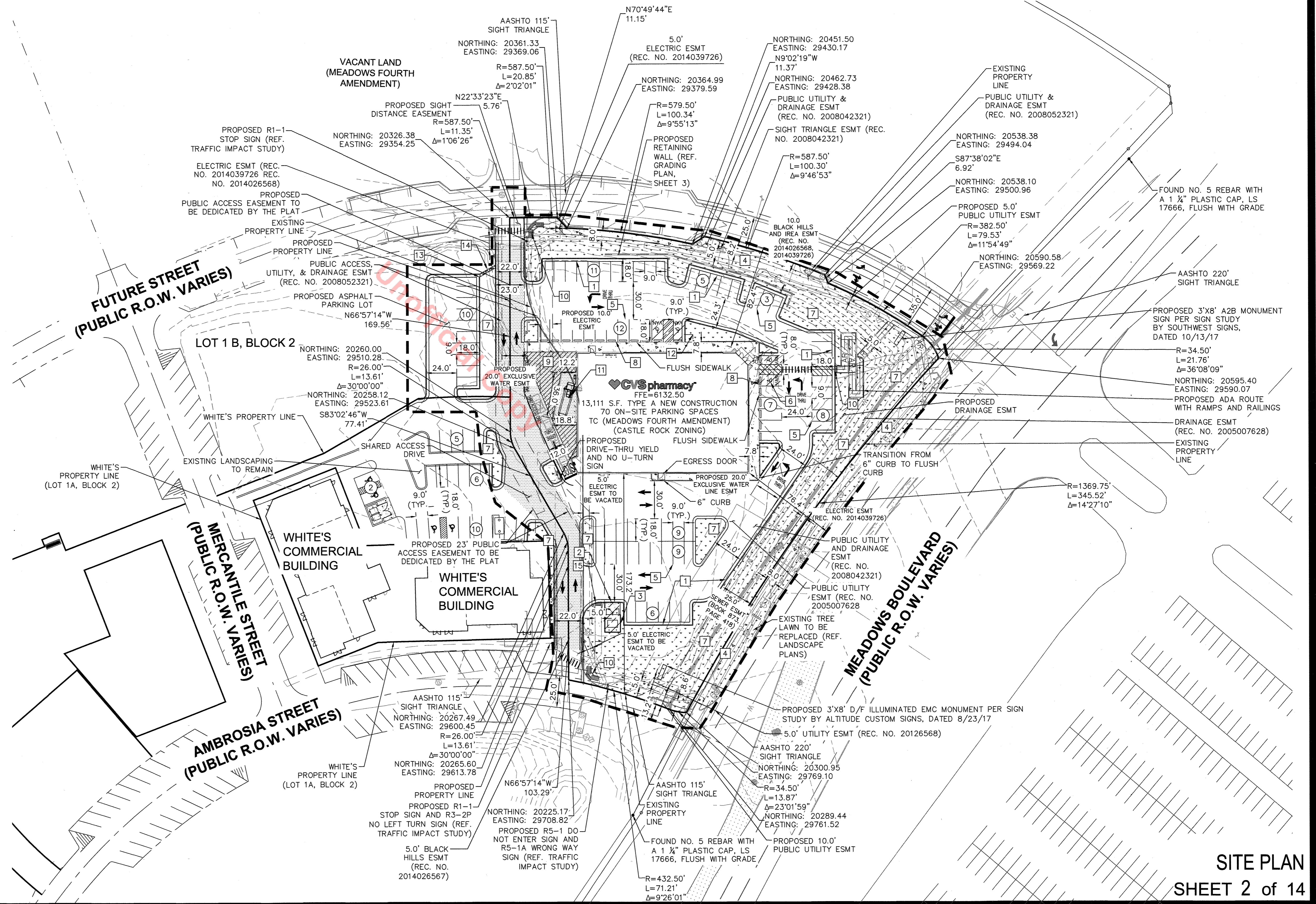
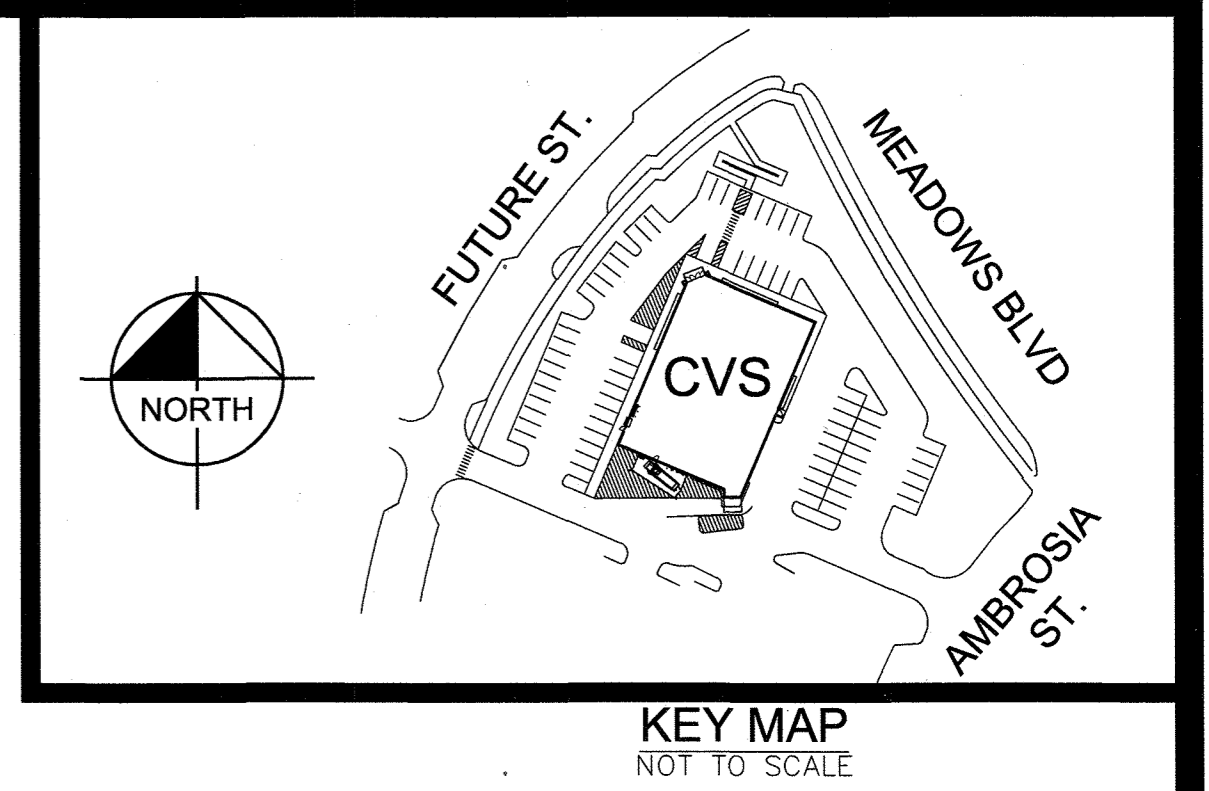


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SITE DEVELOPMENT PLAN

LOT 1 REMAINDER, LOT 1B AND TRACT A, BLOCK 2, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 2 AND A PORTION OF FUTURE STREET LOCATED IN THE NW 1/4 SEC. 34 AND THE NE 1/4 SEC. 33, T7S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



SITE PLAN SHEET 2 of 14

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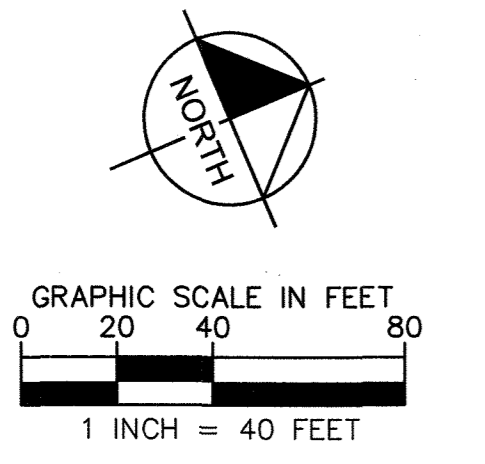
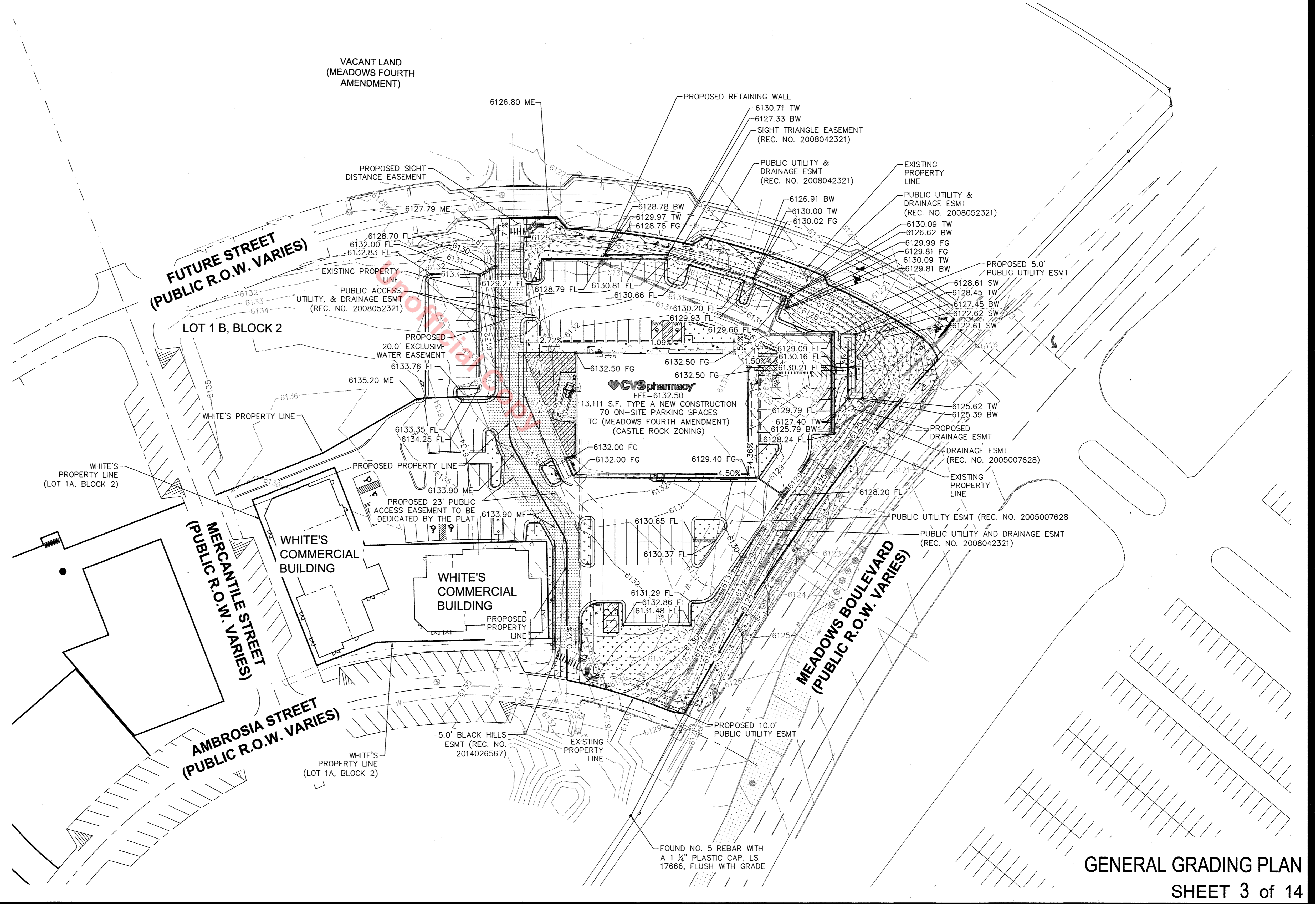
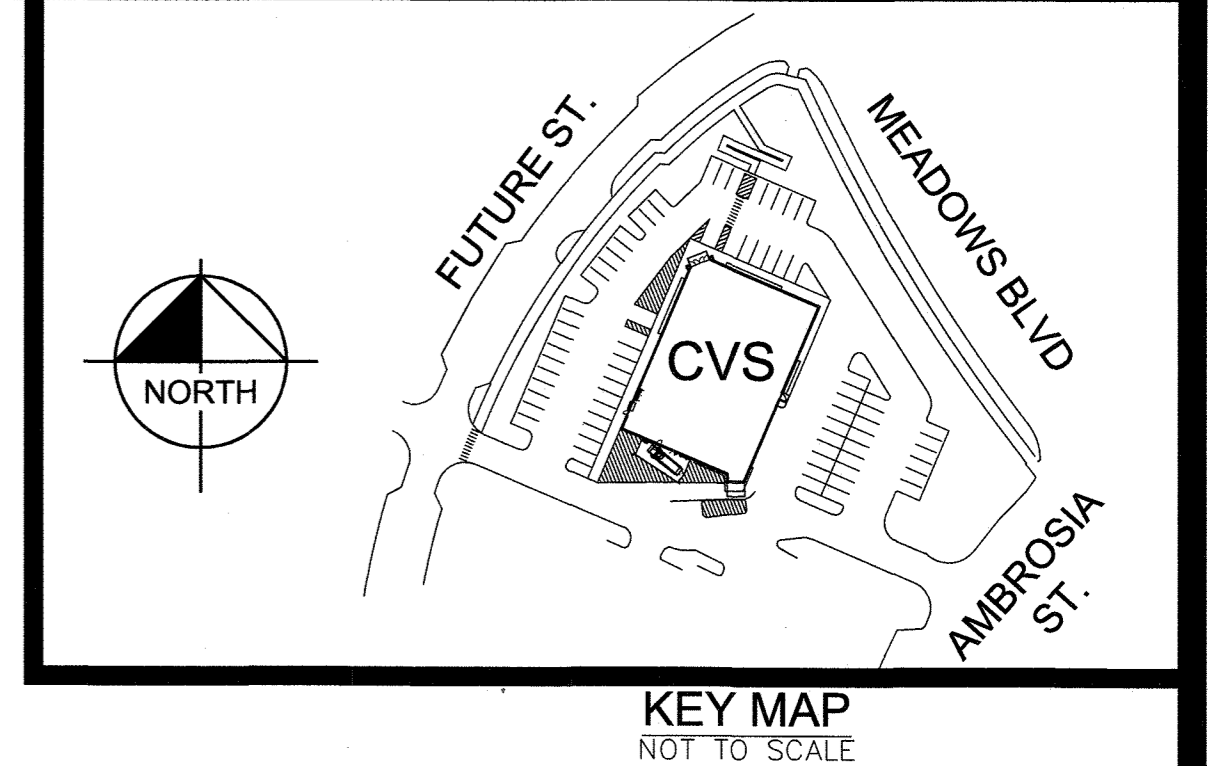
LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED RETAINING WALL
	PROPOSED STORM SEWER LINE
	ACCESSIBLE ROUTE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED VEGETATION
	STANDARD DUTY CONCRETE
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	HEAVY DUTY CONCRETE
FG	FINISHED GRADE
EG	EXISTING GRADE
ME	MATCH EXISTING
FL	FLOW LINE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SW	SIDEWALK

- NOTES**
- ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
 - ALL STORM DRAINS AND STRUCTURES ARE PRIVATE UNLESS OTHERWISE NOTED.
 - RUNOFF ULTIMATELY OUTFALLS TO THE MEADOWS FILING NO. 20 REGIONAL DETENTION POND LOCATED OFFSITE TO THE NORTHEAST.
- FLOOD PLAIN NOTE:**
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 08035C0169G, EFFECTIVE DATE MARCH 16, 2016.

SITE DEVELOPMENT PLAN

LOT 1 REMAINDER, LOT 1B AND TRACT A, BLOCK 2, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 2 AND A PORTION OF FUTURE STREET
LOCATED IN THE NW 1/4 SEC. 34 AND THE NE 1/4 SEC. 33, T7S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



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GENERAL GRADING PLAN
SHEET 3 of 14

LEGEND

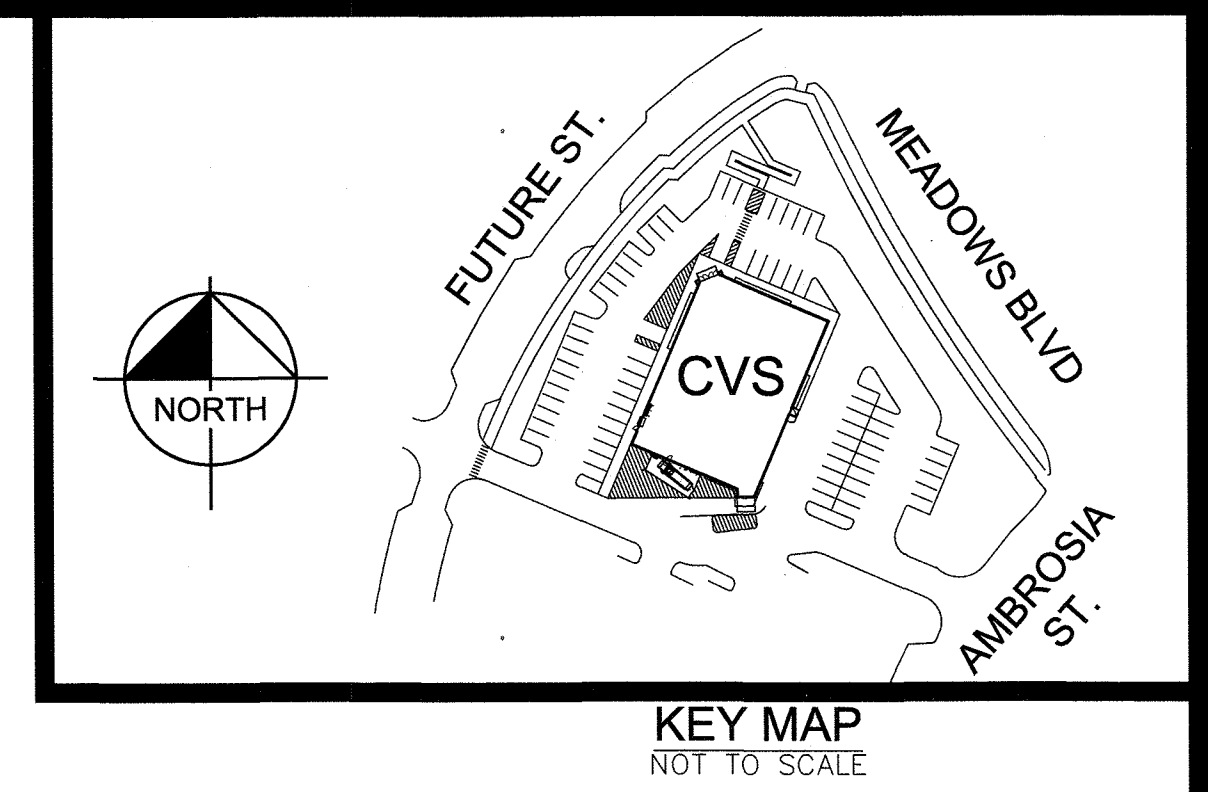
---	PROPERTY LINE
---	EXISTING PROPERTY LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING STORM MAIN
---	PROPOSED STORM SEWER LINE
---	PROPOSED UNDERGROUND GAS LINE
---	EXISTING UNDERGROUND GAS LINE
---	PROPOSED FIRE LINE
---	EXISTING FIBER OPTIC LINE

GENERAL NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
3. ALL SANITARY SEWER PIPES, WATER PIPES, AND STORM SEWER PIPES MAINTAIN A MINIMUM 10' O.C. SEPARATION. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
4. CONTRACTOR SHALL INSTALL UNDERGROUND ELECTRIC LINE IN COORDINATION WITH IREA FIELD INSPECTOR PRIOR TO INSTALLATION OF THE CURB AND GUTTER, LANDSCAPING, AND PARKING LOT LIGHT AND GET THE LANDSCAPING ISLAND TO +/-6" FINISHED GRADE TO INSTALL A VAULT.

SITE DEVELOPMENT PLAN

LOT 1 REMAINDER, LOT 1B AND TRACT A, BLOCK 2, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 2 AND A PORTION OF FUTURE STREET
 LOCATED IN THE NW 1/4 SEC. 34 AND THE NE 1/4 SEC. 33, T7S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



SSWR SERVICE KEYNOTES

- 1 SANITARY SEWER SERVICE P.O.C.
- 2 SANITARY SEWER SERVICE - 6" PVC
- 3 6" DOUBLE SANITARY SEWER CLEANOUT
- 4 TIE TO EXISTING SANITARY SEWER MANHOLE
- 5 6" SINGLE SANITARY SEWER CLEANOUT. CLEANOUTS LOCATED IN PAVED AREAS SHALL HAVE TRAFFIC-RATED COVERS.

STORM SEWER KEYNOTES

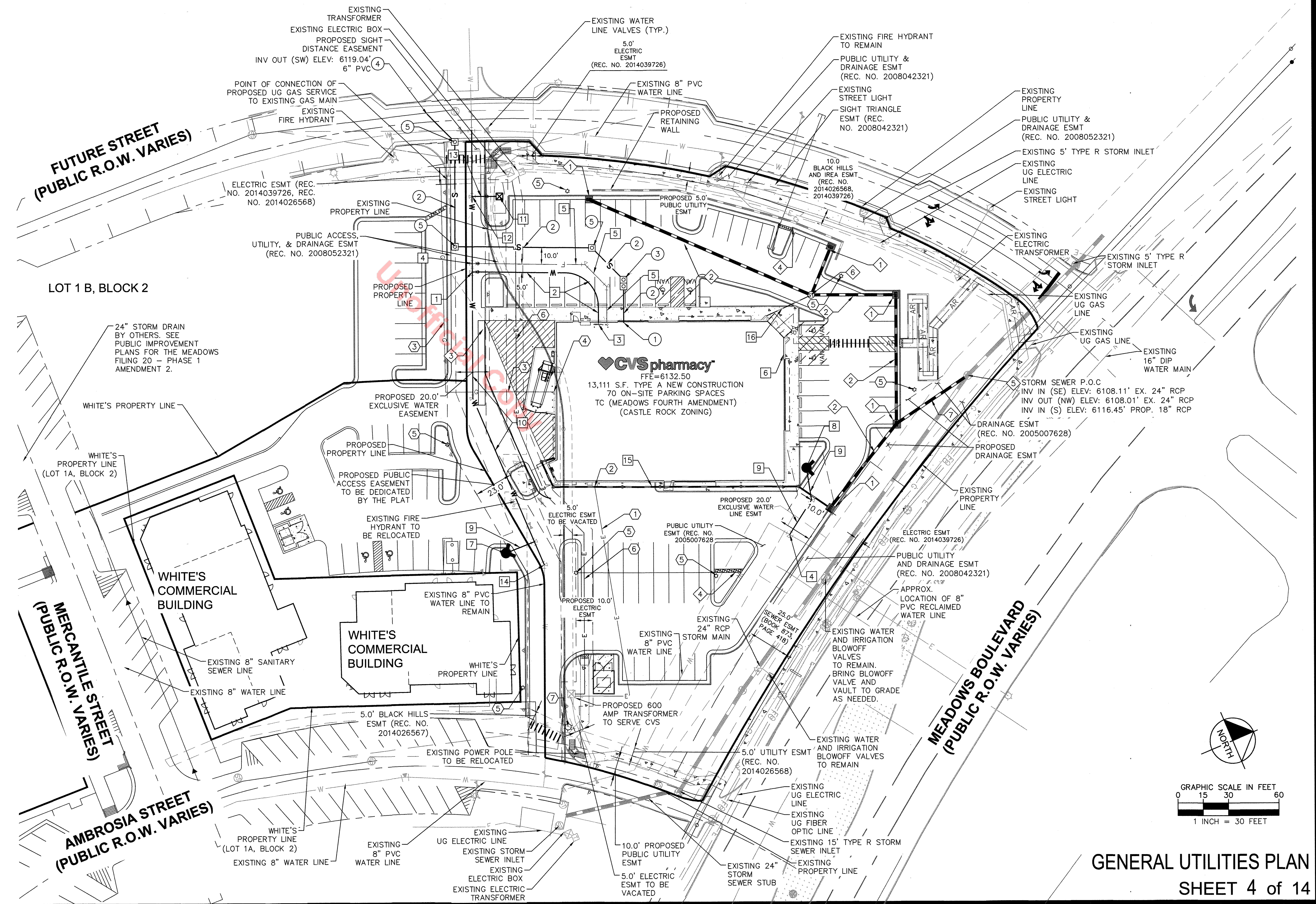
- 1 PROPOSED TYPE 13 VANE GRATE INLET
- 2 PROPOSED 18" PVC STORM SEWER
- 3 PROPOSED CONCRETE DRAINAGE PAN
- 4 PROPOSED 2' CURB CHASE
- 5 TIE TO EXISTING STORM SEWER MANHOLE
- 6 PROPOSED STORM MANHOLE
- 7 PROPOSED 18" RCP STORM SEWER

WATER SERVICE KEYNOTES

- 1 PROPOSED 1.5" DOMESTIC WATER SERVICE TAP AND VALVE
- 2 PROPOSED 1.5" DOMESTIC WATER SERVICE
- 3 PROPOSED 1.5" DOMESTIC WATER SERVICE BUILDING P.O.C.
- 4 PROPOSED 8"x8"x6" FIRE SERVICE TEE
- 5 PROPOSED 6" DIP FIRE SERVICE
- 6 PROPOSED 6" FIRE SERVICE BUILDING P.O.C.
- 7 RELOCATED FIRE HYDRANT
- 8 PROPOSED FIRE HYDRANT
- 9 PROPOSED 6" FIRE HYDRANT LATERAL
- 10 RELOCATED 8" PVC WATER MAIN
- 11 1" IRRIGATION METER
- 12 1" IRRIGATION TAP AND VALVE
- 13 1" TYPE K COPPER IRRIGATION SERVICE LINE
- 14 CONNECT TO EXISTING 8" PVC WATER MAIN
- 15 8" PVC ROOF DRAIN
- 16 4" PVC ROOF DRAIN

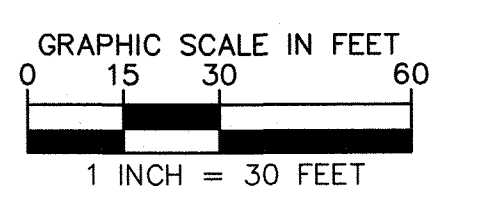
DRY UTILITY KEYNOTES

- 1 PROPOSED UNDERGROUND ELECTRIC SERVICE LINE
- 2 PROPOSED EUSERC METER, MAIN DISCONNECTS, AND CABINET
- 3 PROPOSED UNDERGROUND NATURAL GAS SERVICE LINE
- 4 PROPOSED GAS METER
- 5 PROPOSED SITE LIGHT
- 6 RELOCATED UNDERGROUND 3 PHASE IREA ELECTRIC LINE
- 7 RELOCATED POWER POLE



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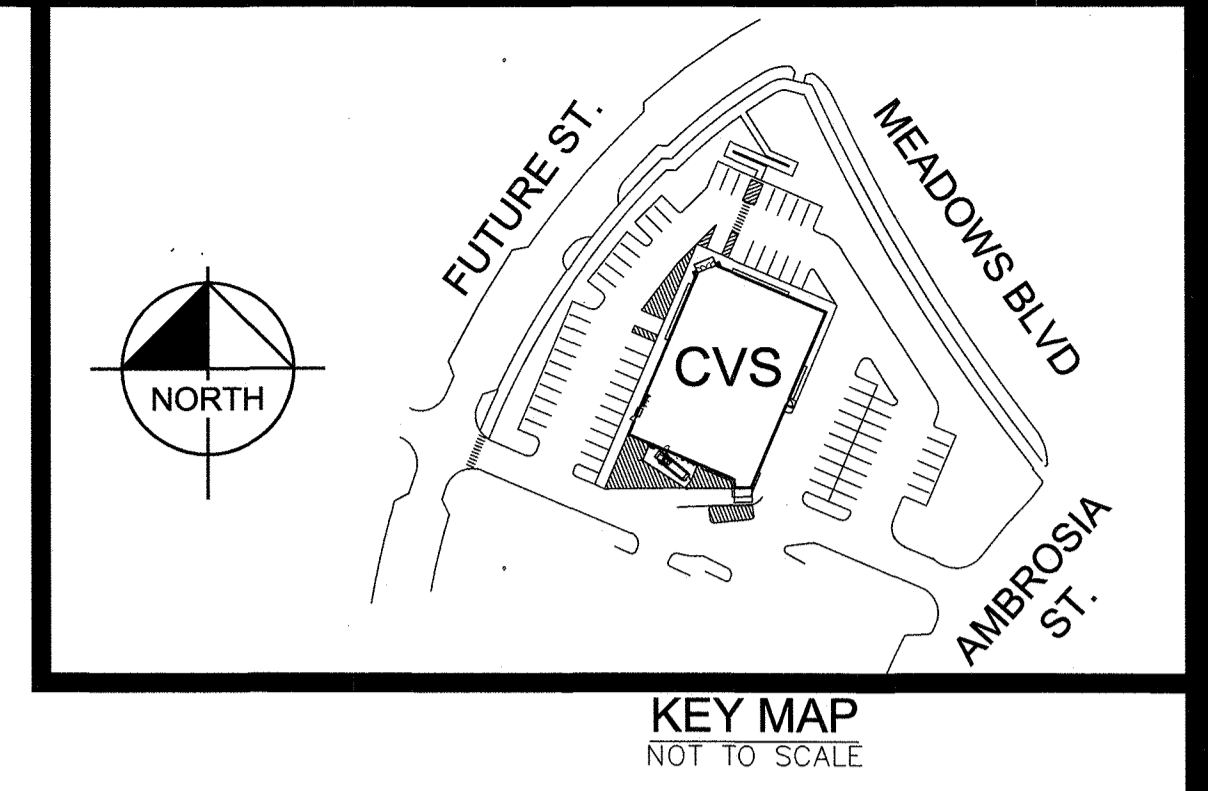
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GENERAL UTILITIES PLAN
 SHEET 4 of 14

SITE DEVELOPMENT PLAN

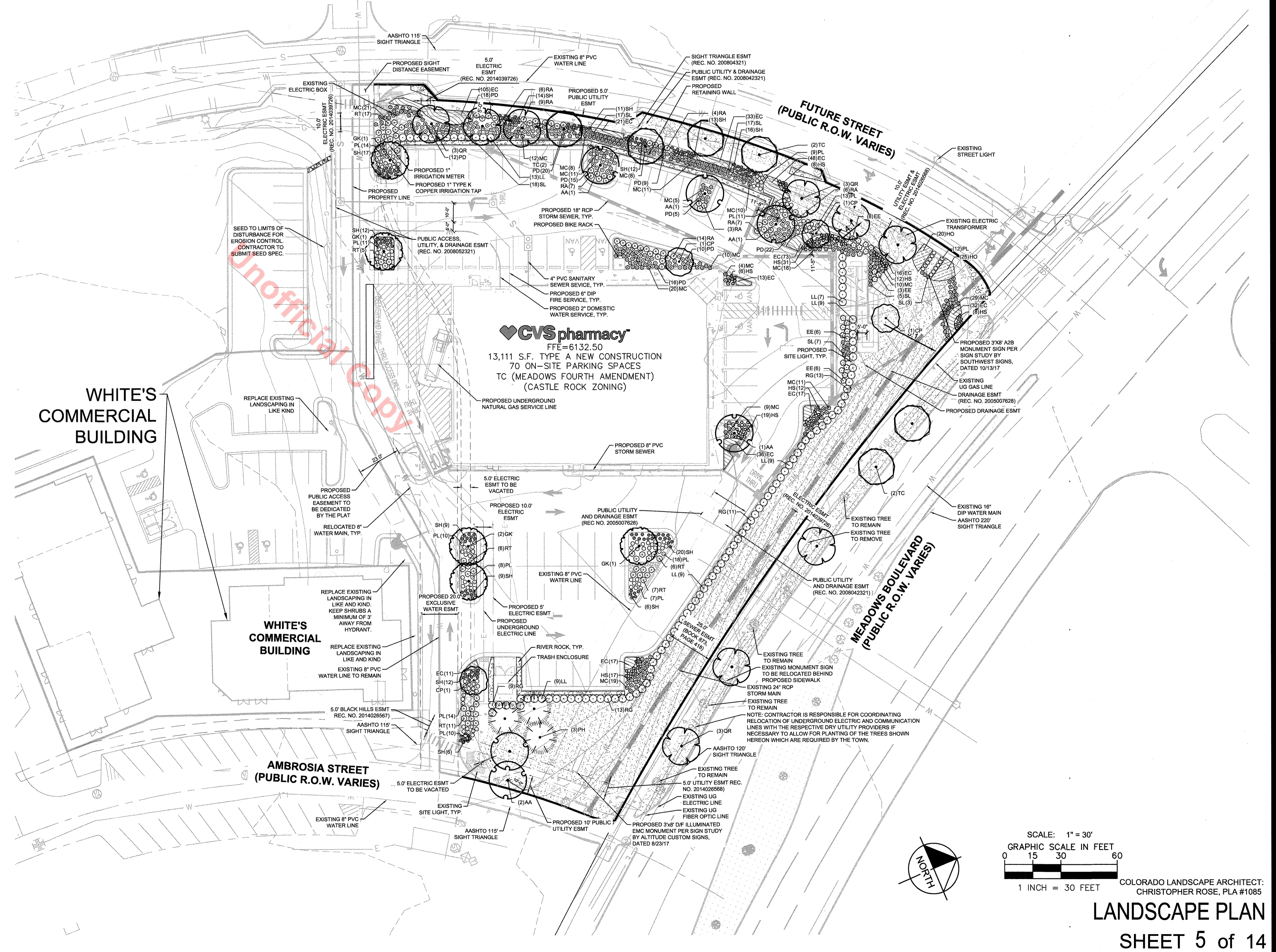
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PLANT SYMBOL KEY

TREES	CODE	BOTANICAL NAME / COMMON NAME
	AA	ACER FREEMANII / AUTUMN BLAZE / AUTUMN BLAZE MAPLE
	CP	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN
	GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE
	PH	PICEA PUNGENS 'HOOPSI' / HOOPSI BLUE SPRUCE
	QR	QUERCUS RUBRA / RED OAK
	TC	TILIA CORDATA / LITTLELEAF LINDEN
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
	EE	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD' TM / WINTERCREEPER
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
	LL	LIGUSTRUM VULGARE 'LODENSE' / LODENSE PRIVET
	MC	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE
	PD	POTENTILLA FRUTICOSA 'GOLD DROP' / GOLD DROP POTENTILLA
	RA	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	RG	RIBES AUREUM / GOLDEN CURRANT
	RT	RHUS TRILOBATA / THREE-LEAF SUMAC
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSIED
	SL	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM GRASS
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME
	PL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM / LITTLE SPIRE RUSSIAN SAGE
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	BL	BUCHLOE DACTYLOIDES 'LEGACY' / LEGACY BUFFALO GRASS
	EC	EUONYMUS FORTUNEI 'COLORATUS' / COLORATUS PURPLE WINTERCREEPER
	HO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY

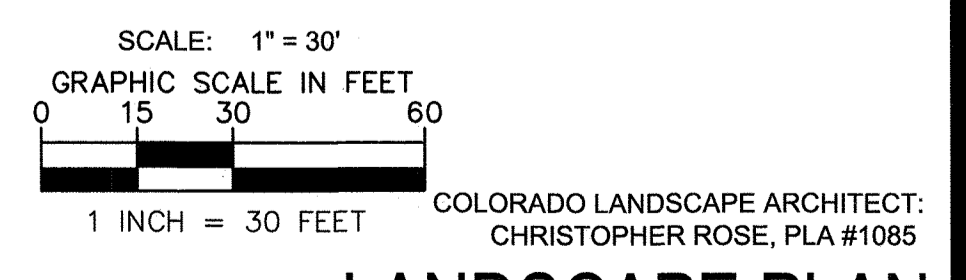
- NOTE:**
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
 - TURF AREAS TO BE IRRIGATED WITH TURF SPRAYS. TREES AND SHRUB BEDS TO BE IRRIGATED WITH DRIPLINE.
 - SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
 - QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
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 - DISTANCE OF UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
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 - DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
 - IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
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 - TECHNICAL CRITERIA VARIANCE TCV17-0057, APPROVED 11/28/17, FOR THE REDUCTION OF STREET TREES ALONG AMBROSIA STREET DUE TO EASEMENTS AND UTILITY LOCATIONS.



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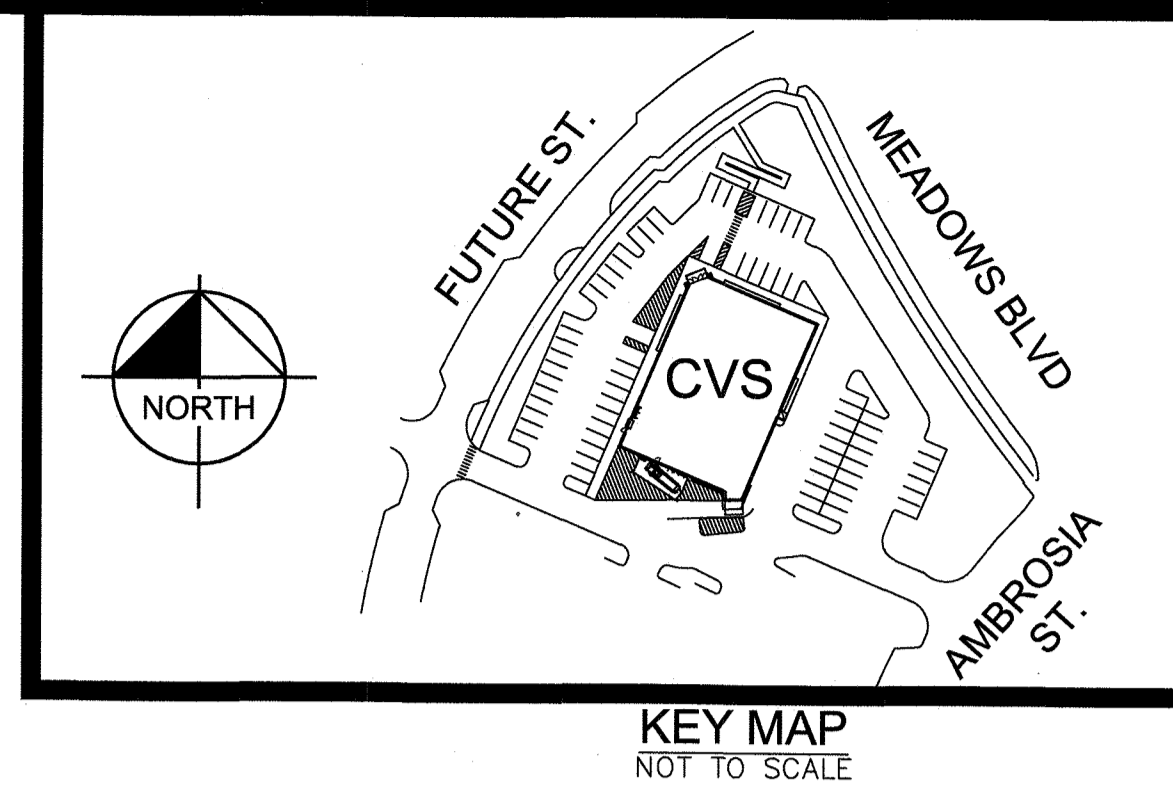
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 Denver, Colorado 80237 (303) 228-2300



COLORADO LANDSCAPE ARCHITECT:
 CHRISTOPHER ROSE, PLA #1085
LANDSCAPE PLAN
 SHEET 5 of 14

SITE DEVELOPMENT PLAN

LOT 1 REMAINDER, LOT 1B AND TRACT A, BLOCK 2, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 2 AND A PORTION OF FUTURE STREET
 LOCATED IN THE NW 1/4 SEC. 34 AND THE NE 1/4 SEC. 33, T7S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



Commercial Landscape Site Inventory

Town of Castle Rock Registered Professional Chris Hice
 Town of Castle Rock Registration # _____ State of Colorado License Landscape Architect # LA.0001062
 Company Name Kimley-Horn Address 4582 South Ulster Street, Suite 1500, Denver, CO 80237
 Phone 720-636-8302 Email chris.hice@kimley-horn.com Date 12/13/2017
 PROJECT NAME CVS Pharmacy Store #11104

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1,000 Sq.Ft.)	Separate Irrigation Service Connections
82,245 SF	25,794 SF	Buffalo Grass 14,937 SF	1,097 SF	17	17	33	33+	4 CY per 1,000 SF	Yes <input type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
30,188 SF	4,396 SF	70	670 SF	12	6' MIN.	6	8	12	12+

Unofficial Copy

	REQUIRED	PROVIDED
STREET TREES		
MEADOWS BOULEVARD: 310 LF	8 TREES + 32 SHRUBS	4 EXISTING, 4 PROPOSED + 32 SHRUBS
AMBROSIA STREET: 85 LF	3 TREES + 12 SHRUBS	2 TREES + 12 SHRUBS
FUTURE STREET: 345 LF	9 TREES + 36 SHRUBS	9 TREES + 36 SHRUBS

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Irrig. Zone	Plant Type	App Rate (inches / month)	Zone (V,L,Mod,HW)	% of Total Area	IA (Irrigated area in SF for each zone)	LWUR (Landscape Water Use Rating)	TA (Total Area of all irrigated landscape zones)	CLWUR (LWUR x IA/TA)
1	Low Water Use (shrubs)	>2" a month/ >10" a grow season	L	39%	9,760	1.5	24,967	0.59
2	Moderate Water Use Turf (Buffalo Grass)	>2" a month/ >10" a grow season	Mod	60%	14,937	3	24,967	1.79
(25% Non-living not to exceed 6,500 SF)						Total of the CLWUR = 2.38		

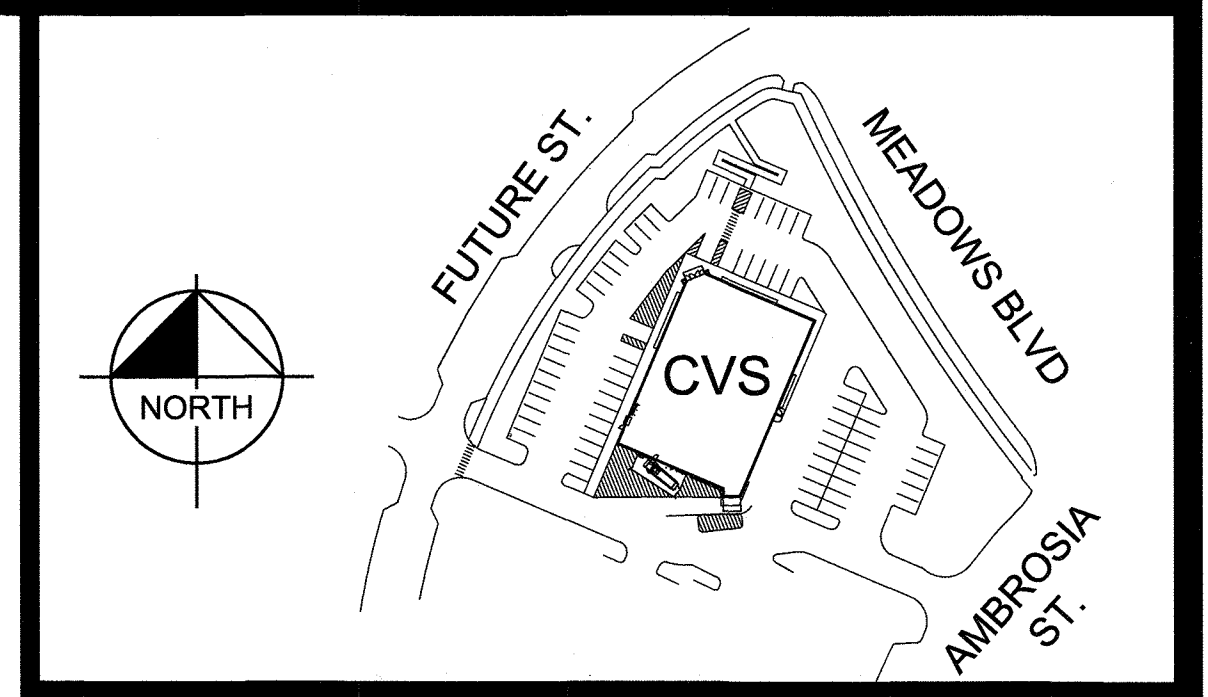
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COLORADO LANDSCAPE ARCHITECT:
 CHRISTOPHER ROSE, PLA #1085
LANDSCAPE NOTES
 SHEET 6 of 14

SITE DEVELOPMENT PLAN

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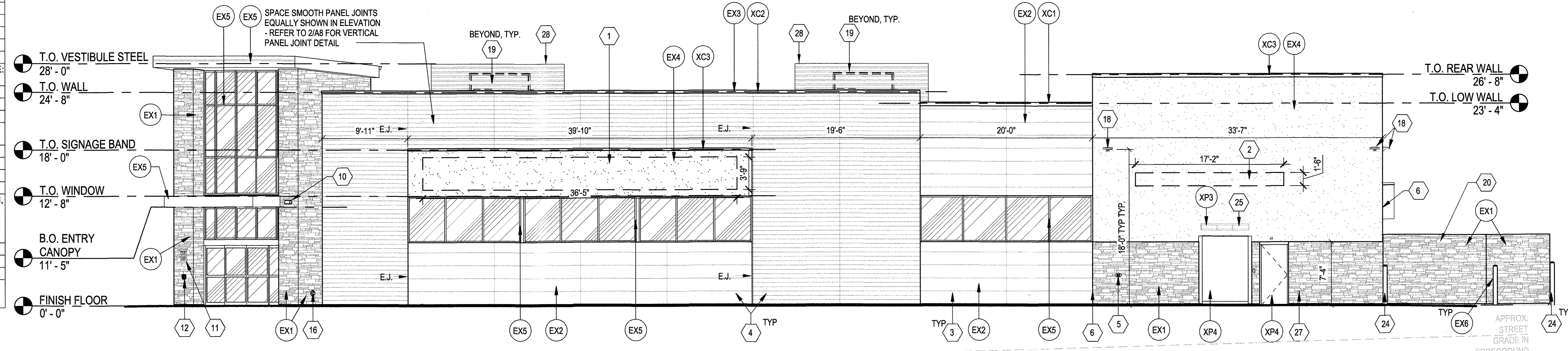
SIGNAGE SUMMARY		
WEST ELEVATION	BRAND/ID	= 137 SQ. FT.
	DRIVE-THRU PHARMACY	= 26 SQ. FT.
EAST ELEVATION	BRAND/ID	= 77 SQ. FT.
	DRIVE-THRU PHARMACY	= 10 SQ. FT.
	DRIVE-THRU PHARMACY	= 6 SQ. FT.
NORTH ELEVATION	BRAND/ID	= 137 SQ. FT.
SOUTH ELEVATION	BRAND/ID	= 106 SQ. FT.
MONUMENT SIGN	FACE #1 BRAND/ID	= 60 SQ. FT.
	FACE #2 D-T PHARMACY	= 35 SQ. FT.

ALL BRAND/ID SIGNAGE UNDER SEPARATE PERMIT

EXTERIOR KEYED NOTES	
#	Notes
1	DOWNSPOUT NOZZLE
2	APPROXIMATE FINISHED GRADE, RE. CIVIL
3	ROOF LINE, TYP.
4	NOT USED
5	LIGHT FIXTURE, RE: ELEC.
6	STORE HOURS PLAQUE
7	RAINHOOD
8	EXTERIOR WALL PACK LIGHT, RE: ELEC.
9	LINE OF RTU BEYOND
10	BOLLARD
11	BOLLARD, PLASTIC TO MATCH OSHA YELLOW, RE: SPECIFICATIONS
12	ELECTRIC METERING CABINET, RE: ELEC.
13	DRIVE THRU DOWNSPOUT
14	GAS METER LOCATION, RE: PLUMBING
15	COMPACTOR CHUTE DOOR - COORDINATE WITH COMPACTOR MANUFACTURER
16	PHARMACY ADVERTISING DISPLAY BOARD
17	OVERFLOW SCUPPER
18	DOWNSPOUT
19	DOWNSPOUT & GUARD, RE: 7/IA22
20	KNOX BOX - WHERE REQUIRED BY JURISDICTION, PURCHASED FROM LOCAL FIRE DEPARTMENT. MOUNT PER FIRE DEPARTMENT REQUIREMENTS ON WALL ADJACENT TO ENTRANCE
21	NOT USED
22	NOT USED
23	NOT USED
24	RTU SCREEN ENCLOSURE; COLOR SHALL MATCH/COMPLIMENT EX-5

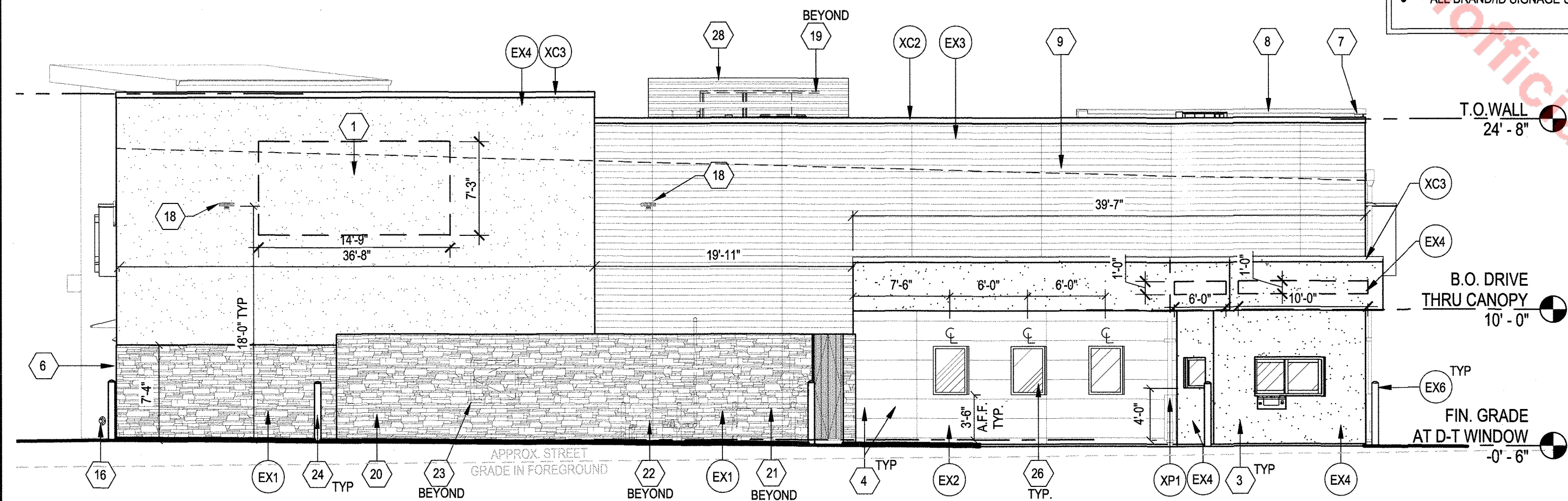
EXTERIOR MATERIAL SCHEDULE		
Mat/Mark	Material: MFR	Material: Description
EX1	NICHIHA	STACKED STONE KURASTONE, COLOR: DESERT, FINISH: TEXTURED, SIZE: 6"H X 25-5/8"L
EX2	NICHIHA	ILLUMINATION SERIES, SHOP PAINTED: BENJAMIN MOORE NORTH CREEK BROWN 1001, FINISH: SMOOTH, SIZE: 18"H X 6'-0"L CUT EDGES PAINTED IN FIELD TO MATCH - XP1
EX3	NICHIHA	VINTAGEWOOD, COLOR: CEDAR, FINISH: TEXTURED, SIZE: 18"H X 10'-0"L
EX4	STO	STO LOTUSAN SYSTEM, 191 STOLTJ, LOUTUSAN 1.5, COLOR, 9433 80 STO WHITE
EX5	RE: SPEC'S	ALUMINUM WITH CLEAR ANODIZED COATING
EX6	NOT USED	
EX7	NOT USED	
EX8	NOT USED	
EX9	RE: SPEC'S	PLASTIC TO MATCH OSHA YELLOW
XC1	PAC-CLAD	PREFNSHD ALUM COPING, COLOR: DARK BRONZE
XC2	PAC-CLAD	PREFNSHD ALUMCOPING COLOR: SIERRA TAN
XC3	PAC-CLAD	PREFNSHD ALUM COPING COLOR: BONE WHITE
XP1	BENJAMIN MOORE	PAINT, BM 1001 (4B) NORTH CREEK BROWN, FINISH: SATIN
XP2	PPG	PAINT, PPG CARAVEL BROWN 420-06 FINISH: SATIN
XP3	BENJAMIN MOORE	PAINT, BM AC-40 GLACIER WHITE, FINISH: SATIN
XP4	SHERWIN WILLIAMS	PAINT, SW 7731 SAN ANTONIO SAGE, FINISH: SATIN
XP12	BENJAMIN MOORE	PAINT, HC-190 BLACK, FINISH: SATIN

NOTE: PAINT ALL EXPOSED CMU BLOCK AT GRADE UNDER NICHIHA XP12.

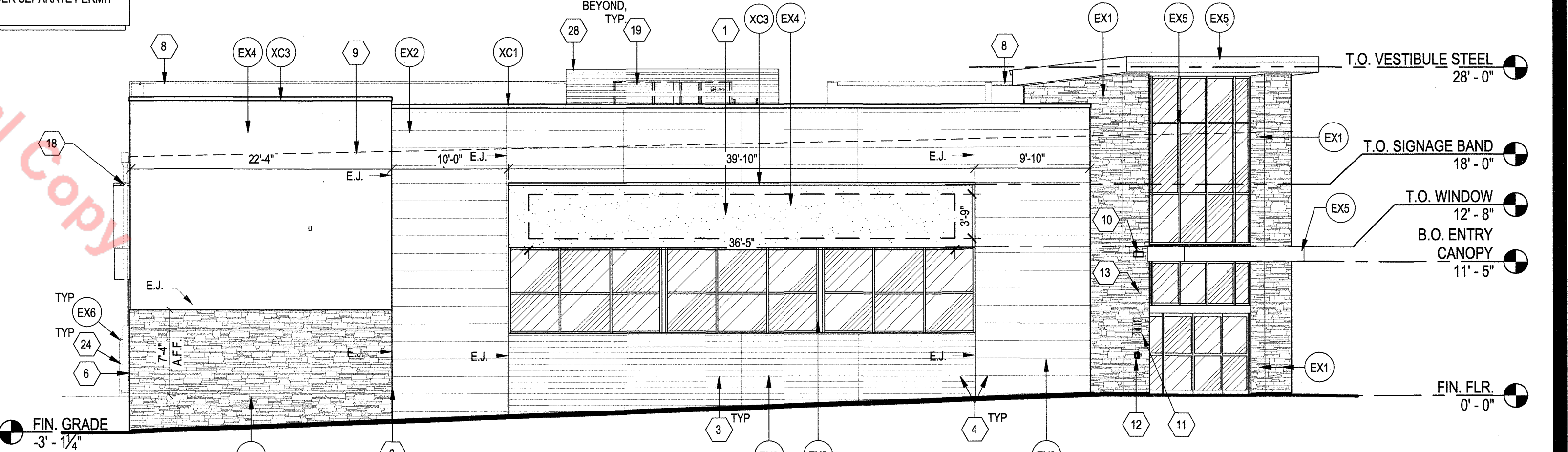


WEST ELEVATION
1/8" = 1'-0"

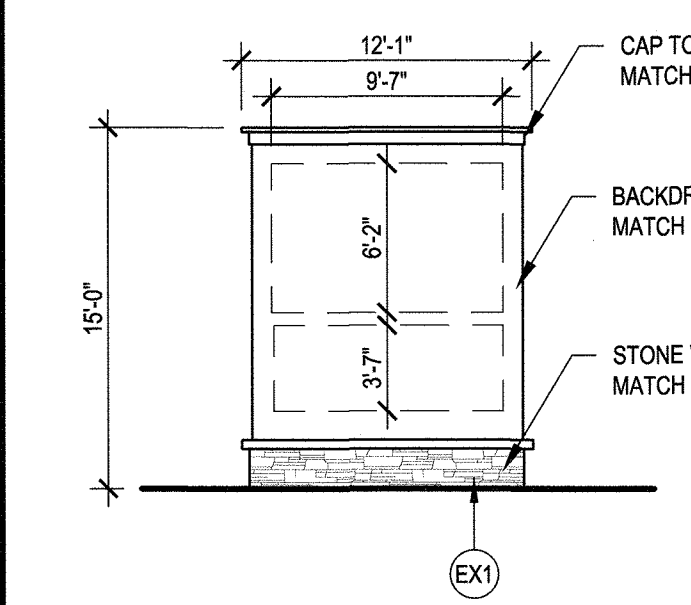
NOTES:
• ALL BRAND/ID SIGNAGE UNDER SEPARATE PERMIT



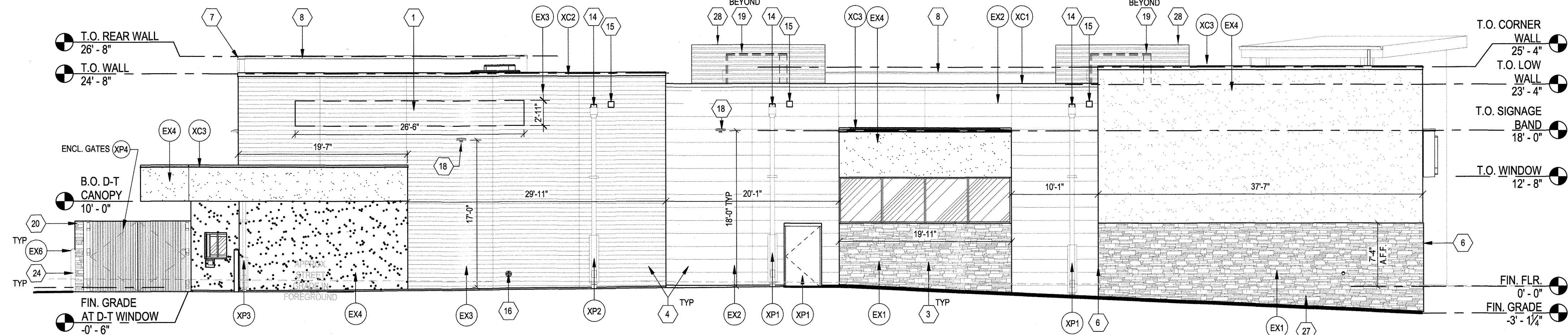
SOUTH ELEVATION
1/8" = 1'-0"



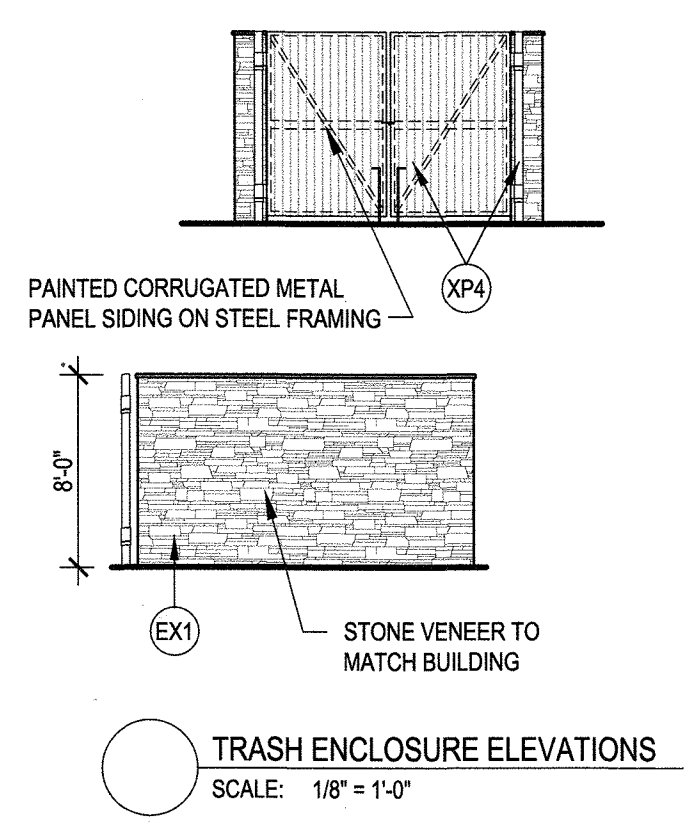
NORTH ELEVATION
1/8" = 1'-0"



MONUMENT SIGN ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



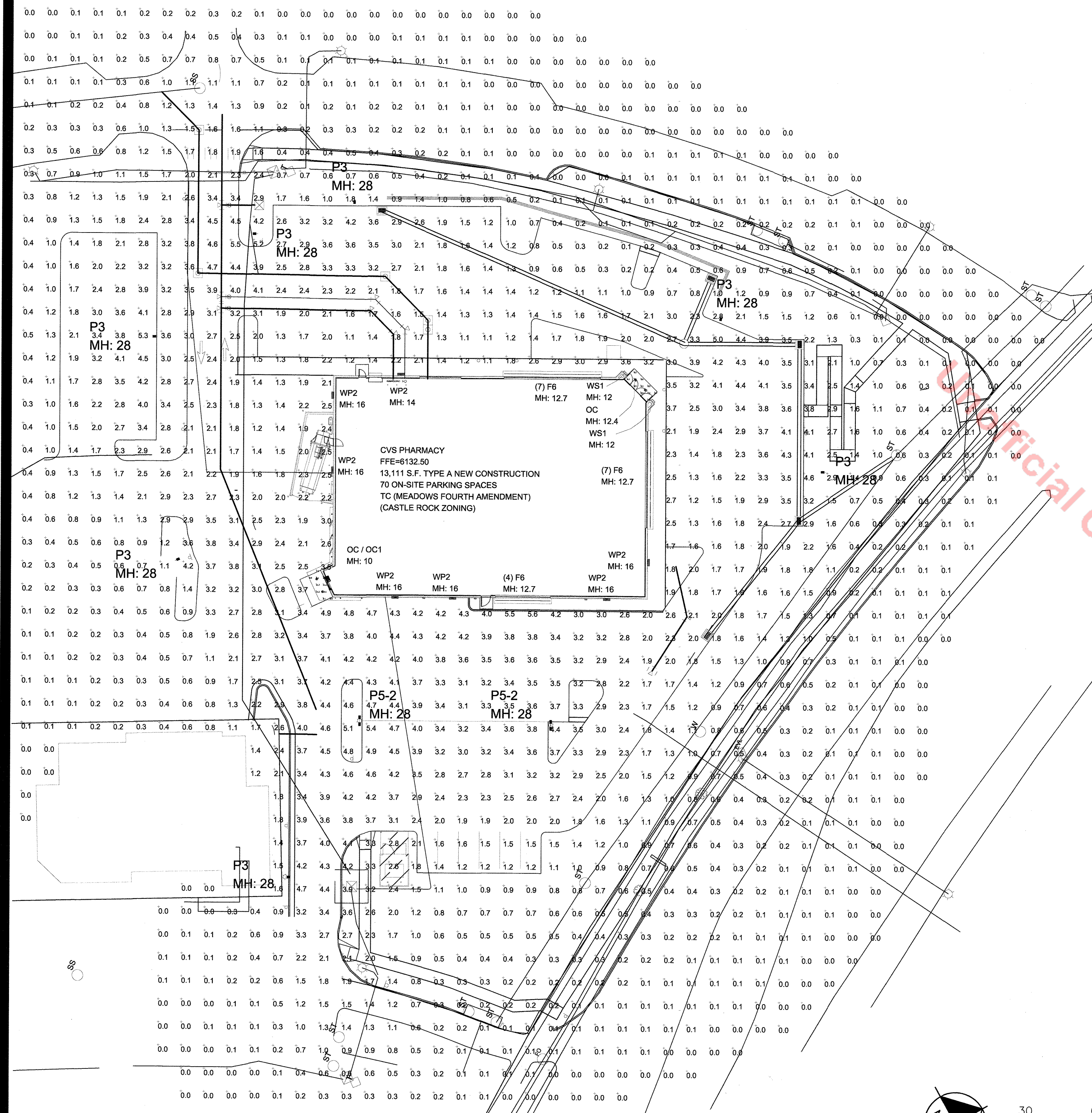
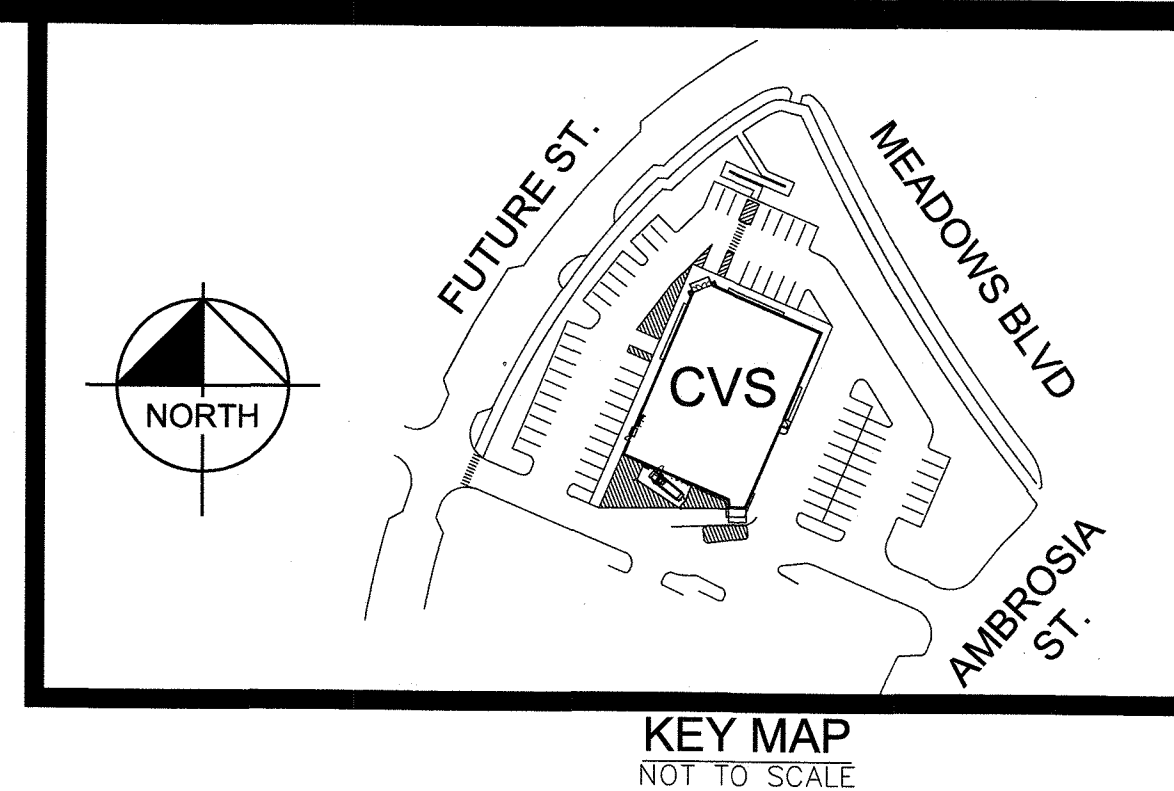
TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

Kimley»Horn
 2017 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

WARMAN ARCHITECTURE DESIGN
 1828 SWIFT SUITE 101
 NORTH KANSAS CITY, MISSOURI 64116
 V. 816.474.2233 F. 816.474.1051

SITE DEVELOPMENT PLAN

LOT 1 REMAINDER, LOT 1B AND TRACT A, BLOCK 2, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 2 AND A PORTION OF FUTURE STREET
LOCATED IN THE NW 1/4 SEC. 34 AND THE NE 1/4 SEC. 33, T7S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



K:\DEN_Civil\068375028_Road NWC Meadows Pkwy at Meadows Blvd (Castle Rock)\CADD\Plan Sheets\068375028SDP_Photometric.dwg Feb 14, 2018 4:43pm

Kimley»Horn
2017 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster, Suite 1500
Denver, Colorado 80237 (303) 228-2300

FOR PRICING & CUT SHEETS
WEIDENBACH-BROWN CO., INC.
315 NORWOOD PARK SOUTH
NORWOOD, MA 02062
TEL: 781-769-9868
EMAIL: cvssupport@wblight.com

Luminaire Schedule
Project: HUBBELL LIGHTING
Scene: DIMMED

Symbol	Label	Qty	Arrangement	Description	IES Class	Lum. Lumens	LMF	Lum. Watts	Arr. Watts	Total Watts	Cutoff Class	BUG Rating
OC1	5	SINGLE	BY OTHERS - SGBVLEDGV-26W-40K-E1-AR6890GV-MW-SO	Type VS	1540	1.000	22.3	22.3	111.5	N.A.	N.A.	
OC	4	SINGLE	BY OTHERS - SGBVLEDGV-55W-40K-E1-AR6865GV-MW-SO	Type VS	3994	1.000	42.6	42.6	173.4	N.A.	N.A.	
F6	18	GROUP	BY OTHERS - SSL-ECVXWET-6-UNV-4K-3080	N.A.	N.A.	1.000	N.A.	40.2	720.6	N.A.	N.A.	
WP2	7	SINGLE	BY OTHERS - DSXW1 LED 10C 1000 40K T2M MVOLT	Type II	3771	1.000	38.8	38.8	271.6	N.A.	B1-U0-G1	
WS1	2	SINGLE	WS-W2509 A100914	N.A.	607	1.000	16.4	16.4	32.8	Cutoff	B1-U1-G0	
P3	7	SINGLE	VPL-64L-135-4K7-3-UNV-BMT	Type III	17791	1.000	137.6	137.6	963.2001	N.A.	B2-U0-G3	
P5-2	2	BACK-BACK	VPL-64L-135-4K7-5W-UNV-BMT	Type VS	17009	1.000	137.6	275.2	550.4	N.A.	B4-U0-G3	

FIXTURES BY OTHERS - HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRES MANUFACTURED BY OTHERS
The 'Cutoff' classification system has been deprecated by IES and replaced by BUG Ratings. Note that the classifications cannot be applied to LED (absolute) photometry.

Calculation Summary
Project: HUBBELL LIGHTING
Scene: DIMMED

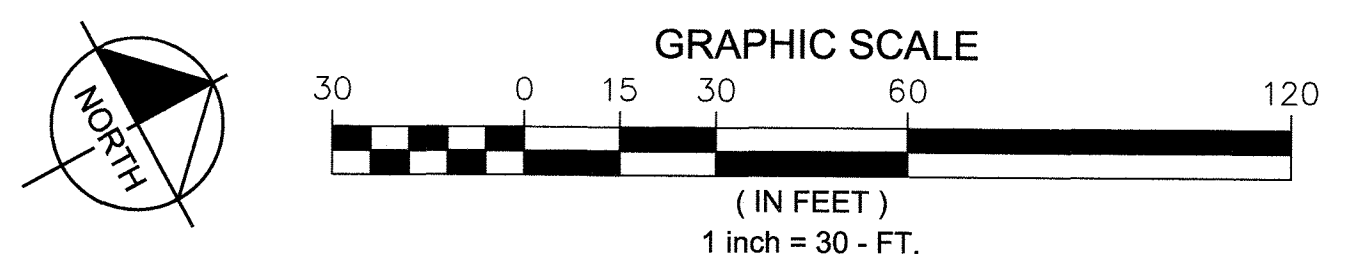
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PSpC/Lr	PSpC/Tb
Calc/Pie Extending Out To Zero Fc	Illuminance	Fc	1.12	5.6	0.0	N.A.	N.A.	10	10
DRIVE-THRU CANOPY	Illuminance	Fc	9.51	11.7	7.1	1.34	1.65	3	3
STORE ENTRY CANOPY	Illuminance	Fc	6.69	10.4	5.8	1.50	1.79	3	3
CVS CORE PARKING AREA	Illuminance	Fc	2.15	5.0	0.1	21.50	50.00		
CVS REAR PARKING AREA	Illuminance	Fc	3.36	5.4	1.2	2.80	4.50		
NORTHWEST PARKING AREA	Illuminance	Fc	2.73	5.3	1.4	1.95	3.79		

Scene/Channel Summary
Scene: DIMMED

Label	Switched	Dimming	# Lums
F6	On	0.10	18
OC	On	0.20	4
OC1	On	0.20	5
P3	On	1.00	7
P5-2	On	1.00	2
WP2	On	0.90	7
WS	On	1.00	2

FIXTURE TYPE F, OC AND OC1 DIMMED TO INDICATED PERCENTAGE OF FULL OUTPUT.

- GENERAL LIGHTING PLAN STANDARD NOTES**
- LIGHTING OBJECTIVES IS TO ILLUMINATE EXTERNAL BUILDING WALKWAYS AND PARKING LOT IN DIFFERENT AREAS OF THE SITE.
 - HOURS OF LIGHTING OPERATION SHALL BE FROM DUSK TILL DAWN.
 - SITE LIGHTING WILL NOT NEGATIVELY IMPACT ADJACENT NEIGHBORHOODS OR PROPERTIES. THE MONUMENT SIGNS WILL INCLUDE INTERNAL LIGHTING.
 - THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.



NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

PHOTOMETRIC PLAN
SHEET 8 of 14

SSS-H SERIES POLES

SQUARE STRAIGHT STEEL

Job	Type	Approvals

APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.238" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to be 36,000 psi with shaft side weld; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER: Two-piece square aluminum base cover included standard
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tension and rest-top configurations also available
- HAND HOLE: Rectangular 2x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per for leveling

FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable; Internal protective coating available

ORDERING INFORMATION

ORDERING EXAMPLE: SSS-H - 25 - 40 - A/B/C - 2L - S2 - DB - UL

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	DRILL PATTERN	FINISH	OPTIONS
SSS-H	Square Straight Pole	Reference page 2	Reference page 2	1 Single arm mount	S2 #2	DB Dark Bronze	NSC Internal Coating (Protective Seal)
	Square Straight Pole	Reference page 2	Reference page 2	2 Two fixtures at 180°	2 2 hole 3.5" pattern	BL Black	20 gph GPO (Replace and Coat)
	Square Straight Pole	Reference page 2	Reference page 2	2 Two fixtures at 90°	2 2 hole 3.5" pattern	WH White	20 gph GPO (Replace and Coat)
	Square Straight Pole	Reference page 2	Reference page 2	3T Three fixtures at 90°	3 2 hole 3.5" pattern	GR Gray	20 gph GPO (Replace and Coat)
	Square Straight Pole	Reference page 2	Reference page 2	4 Four fixtures at 90°	4 2 hole 3.5" pattern	PS Platinum Silver	20 gph GPO (Replace and Coat)
	Square Straight Pole	Reference page 2	Reference page 2	TA Tension (2.375" OD)	TA	RD Red (premium coat)	EOH* 5" Coupling
	Square Straight Pole	Reference page 2	Reference page 2	TB Tension (2.875" OD)	TB	RD Red (premium coat)	COY* 7.5" Coupling
	Square Straight Pole	Reference page 2	Reference page 2	TC Tension (3.5" OD)	TC	RD Red (premium coat)	COY* 7" Coupling
	Square Straight Pole	Reference page 2	Reference page 2	TR* Removable Tension (2.75" x 4.25")	TR*	FG Forest Green (premium coat)	MPB* Mid-pole Vibration Damper
	Square Straight Pole	Reference page 2	Reference page 2	OT No drilling (includes pole cap)	OT	CC Custom Color	VM2 2nd mode Vibration Damper
	Square Straight Pole	Reference page 2	Reference page 2			LAB Lead Anode Bolts	UL UL Certified

ACCESSORIES - Order Separately

Catalog Number	Description
VM1*	1st mode vibration damper
VM2**	2nd mode vibration damper

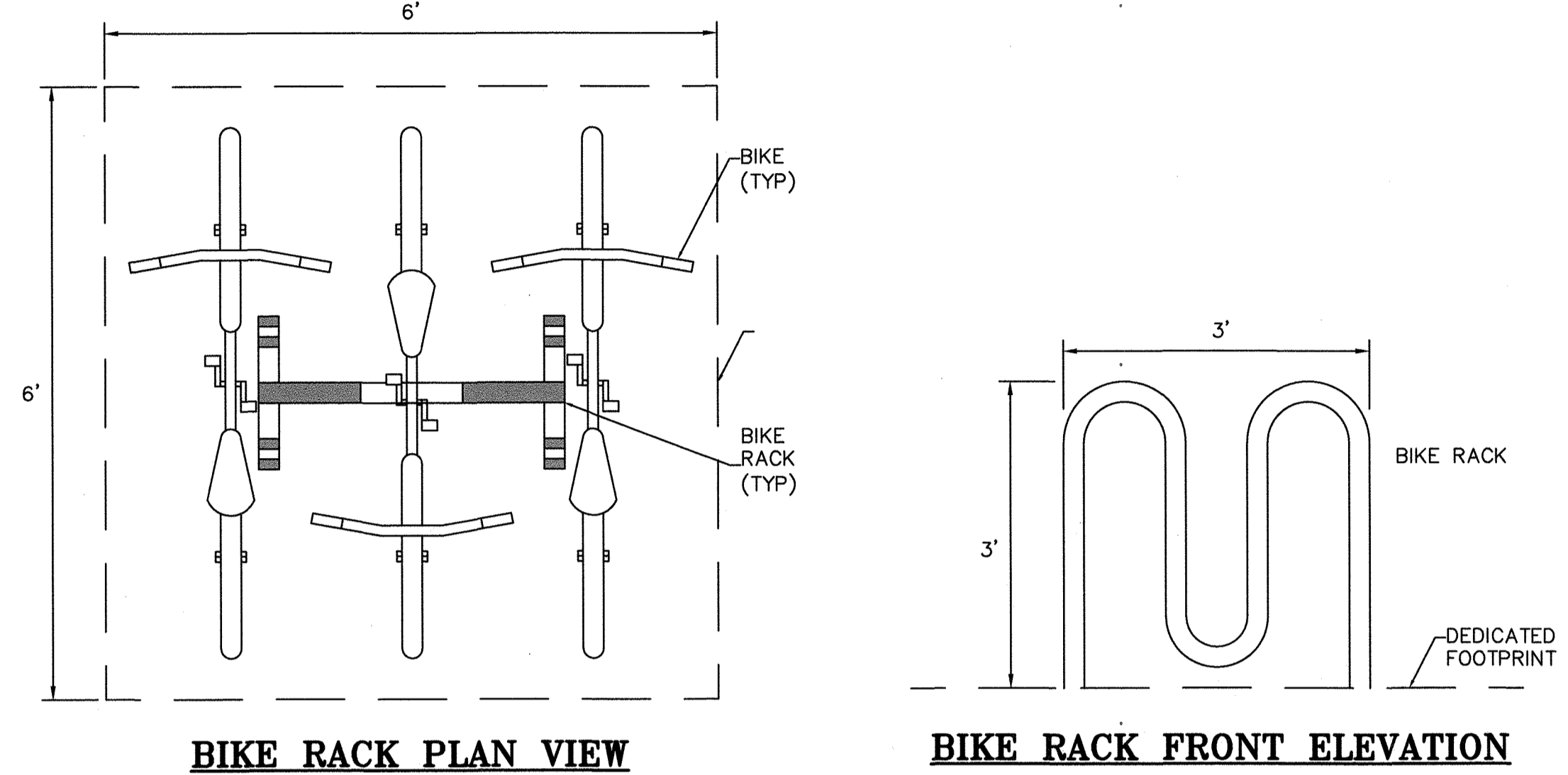
NOTES

- Removable tension used in conjunction with side arm mounting. First specify desired arm configuration. Refer to our website for more information on our products. Product specifications are subject to change without notice.
- Specify option location using code found on page 2 (Option Location)
- Refer to our website for more information on our products. Product specifications are subject to change without notice.

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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SITE DEVELOPMENT PLAN

LOT 1 REMAINDER, LOT 1B AND TRACT A, BLOCK 2, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 2 AND A PORTION OF FUTURE STREET LOCATED IN THE NW ¼ SEC. 34 AND THE NE ¼ SEC. 33, T7S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



ORDERING INFORMATION Cont.

Catalog Number	Height	Shaft	Wall Thickness	Base Circle	Base Square	Base Plate	Anchor Bolt Size	Ref. Projection	Pole Weight
SSS-H-10-0-0-XX-XX	10	3.0"	4"	8.125"	8.125"	8"	8"	3.5"	77
SSS-H-12-0-0-XX-XX	12	3.7"	4"	8.125"	8.125"	8"	8"	3.5"	80
SSS-H-14-0-0-XX-XX	14	4.3"	4"	8.125"	8.125"	8"	8"	3.5"	83
SSS-H-16-0-0-XX-XX	16	4.9"	4"	8.125"	8.125"	8"	8"	3.5"	116
SSS-H-18-0-0-XX-XX	18	5.5"	4"	8.125"	8.125"	8"	8"	3.5"	129
SSS-H-20-0-0-XX-XX	20	6.1"	4"	8.125"	8.125"	8"	8"	3.5"	142
SSS-H-22-0-0-XX-XX	22	6.7"	4"	8.125"	8.125"	8"	8"	3.5"	175
SSS-H-24-0-0-XX-XX	24	7.3"	4"	8.125"	8.125"	8"	8"	3.5"	178
SSS-H-26-0-0-XX-XX	26	7.9"	4"	8.125"	8.125"	8"	8"	3.5"	211
SSS-H-28-0-0-XX-XX	28	8.5"	4"	8.125"	8.125"	8"	8"	3.5"	214
SSS-H-30-0-0-XX-XX	30	9.1"	4"	8.125"	8.125"	8"	8"	3.5"	247
SSS-H-32-0-0-XX-XX	32	9.7"	4"	8.125"	8.125"	8"	8"	3.5"	250
SSS-H-34-0-0-XX-XX	34	10.3"	4"	8.125"	8.125"	8"	8"	3.5"	283
SSS-H-36-0-0-XX-XX	36	10.9"	4"	8.125"	8.125"	8"	8"	3.5"	286
SSS-H-38-0-0-XX-XX	38	11.5"	4"	8.125"	8.125"	8"	8"	3.5"	319
SSS-H-40-0-0-XX-XX	40	12.1"	4"	8.125"	8.125"	8"	8"	3.5"	322
SSS-H-42-0-0-XX-XX	42	12.7"	4"	8.125"	8.125"	8"	8"	3.5"	355
SSS-H-44-0-0-XX-XX	44	13.3"	4"	8.125"	8.125"	8"	8"	3.5"	358
SSS-H-46-0-0-XX-XX	46	13.9"	4"	8.125"	8.125"	8"	8"	3.5"	391
SSS-H-48-0-0-XX-XX	48	14.5"	4"	8.125"	8.125"	8"	8"	3.5"	394
SSS-H-50-0-0-XX-XX	50	15.1"	4"	8.125"	8.125"	8"	8"	3.5"	427
SSS-H-52-0-0-XX-XX	52	15.7"	4"	8.125"	8.125"	8"	8"	3.5"	430
SSS-H-54-0-0-XX-XX	54	16.3"	4"	8.125"	8.125"	8"	8"	3.5"	463
SSS-H-56-0-0-XX-XX	56	16.9"	4"	8.125"	8.125"	8"	8"	3.5"	466
SSS-H-58-0-0-XX-XX	58	17.5"	4"	8.125"	8.125"	8"	8"	3.5"	499
SSS-H-60-0-0-XX-XX	60	18.1"	4"	8.125"	8.125"	8"	8"	3.5"	502
SSS-H-62-0-0-XX-XX	62	18.7"	4"	8.125"	8.125"	8"	8"	3.5"	535
SSS-H-64-0-0-XX-XX	64	19.3"	4"	8.125"	8.125"	8"	8"	3.5"	538
SSS-H-66-0-0-XX-XX	66	19.9"	4"	8.125"	8.125"	8"	8"	3.5"	571
SSS-H-68-0-0-XX-XX	68	20.5"	4"	8.125"	8.125"	8"	8"	3.5"	574
SSS-H-70-0-0-XX-XX	70	21.1"	4"	8.125"	8.125"	8"	8"	3.5"	607
SSS-H-72-0-0-XX-XX	72	21.7"	4"	8.125"	8.125"	8"	8"	3.5"	610
SSS-H-74-0-0-XX-XX	74	22.3"	4"	8.125"	8.125"	8"	8"	3.5"	643
SSS-H-76-0-0-XX-XX	76	22.9"	4"	8.125"	8.125"	8"	8"	3.5"	646
SSS-H-78-0-0-XX-XX	78	23.5"	4"	8.125"	8.125"	8"	8"	3.5"	679
SSS-H-80-0-0-XX-XX	80	24.1"	4"	8.125"	8.125"	8"	8"	3.5"	682
SSS-H-82-0-0-XX-XX	82	24.7"	4"	8.125"	8.125"	8"	8"	3.5"	715
SSS-H-84-0-0-XX-XX	84	25.3"	4"	8.125"	8.125"	8"	8"	3.5"	718
SSS-H-86-0-0-XX-XX	86	25.9"	4"	8.125"	8.125"	8"	8"	3.5"	751
SSS-H-88-0-0-XX-XX	88	26.5"	4"	8.125"	8.125"	8"	8"	3.5"	754
SSS-H-90-0-0-XX-XX	90	27.1"	4"	8.125"	8.125"	8"	8"	3.5"	787
SSS-H-92-0-0-XX-XX	92	27.7"	4"	8.125"	8.125"	8"	8"	3.5"	790
SSS-H-94-0-0-XX-XX	94	28.3"	4"	8.125"	8.125"	8"	8"	3.5"	823
SSS-H-96-0-0-XX-XX	96	28.9"	4"	8.125"	8.125"	8"	8"	3.5"	826
SSS-H-98-0-0-XX-XX	98	29.5"	4"	8.125"	8.125"	8"	8"	3.5"	859
SSS-H-100-0-0-XX-XX	100	30.1"	4"	8.125"	8.125"	8"	8"	3.5"	862

NOTE: Factory supplied hardware must be used when setting anchor bolts. Hubbell Lighting will supply any other hardware required for mounting and anchor bolts.

EHI - EXTRA HANDHOLE

CS2 - COUPLER

VM1 - VIBRATION DAMPER 1ST MODE

VM2 - VIBRATION DAMPER 2ND MODE

VM2SXX - VIBRATION DAMPER 2ND MODE

VM2SXX - 8"

VM2SXX - 12"

VM2SXX - 20"

VM2SXX - 24"

VM2SXX - 28"

VM2SXX - 32"

VM2SXX - 36"

VM2SXX - 40"

VM2SXX - 44"

VM2SXX - 48"

VM2SXX - 52"

VM2SXX - 56"

VM2SXX - 60"

VM2SXX - 64"

VM2SXX - 68"

VM2SXX - 72"

VM2SXX - 76"

VM2SXX - 80"

VM2SXX - 84"

VM2SXX - 88"

VM2SXX - 92"

VM2SXX - 96"

VM2SXX - 100"

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VM2SXX - 112"

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VM2SXX - 664"

VM2SXX - 668"

VM2SXX - 672"

VM2SXX - 676"

VM2SXX - 680"

VM2SXX - 684"

VM2SXX - 688"

VM2SXX - 692"

VM2SXX - 696"

VM2SXX - 700"

VM2SXX - 704"

VM2SXX - 708"

VM2SXX - 712"

VM2SXX - 716"

VM2SXX - 720"

VM2SXX - 724"

VM2SXX - 728"

VM2SXX - 732"

VM2SXX - 736"

VM2SXX - 740"

VM2SXX - 744"

VM2SXX - 748"

VM2SXX - 752"

VM2SXX - 756"

VM2SXX - 760"

VM2SXX - 764"

VM2SXX - 768"

VM2SXX - 772"

VM2SXX - 776"

VM2SXX - 780"

VM2SXX - 784"

VM2SXX - 788"

VM2SXX - 792"

VM2SXX - 796"

VM2SXX - 800"

VM2SXX - 804"

VM2SXX - 808"

VM2SXX - 812"

VM2SXX - 816"

VM2SXX - 820"

VM2SXX - 824"

VM2SXX - 828"

VM2SXX - 832"

VM2SXX - 836"

VM2SXX - 840"

VM2SXX - 844"

VM2SXX - 848"

VM2SXX - 852"

VM2SXX - 856"

VM2SXX - 860"

VM2SXX - 864"

VM2SXX - 868"

VM2SXX - 872"

VM2SXX - 876"

VM2SXX - 880"

VM2SXX - 884"

VM2SXX - 888"

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VM2SXX - 904"

VM2SXX - 908"

VM2SXX - 912"

VM2SXX - 916"

VM2SXX - 920"

VM2SXX - 924"

VM2SXX - 928"

VM2SXX - 932"

VM2SXX - 936"

VM2SXX - 940"

VM2SXX - 944"

VM2SXX - 948"

VM2SXX - 952"

VM2SXX - 956"

VM2SXX - 960"

VM2SXX - 964"

VM2SXX - 968"

VM2SXX - 972"

VM2SXX - 976"

VM2SXX - 980"

VM2SXX - 984"

VM2SXX - 988"

VM2SXX - 992"

VM2SXX - 996"

VM2SXX - 1000"

VM2SXX - 1004"

VM2SXX - 1008"

VM2SXX - 1012"

VM2SXX - 1016"

VM2SXX - 1020"

VM2SXX - 1024"

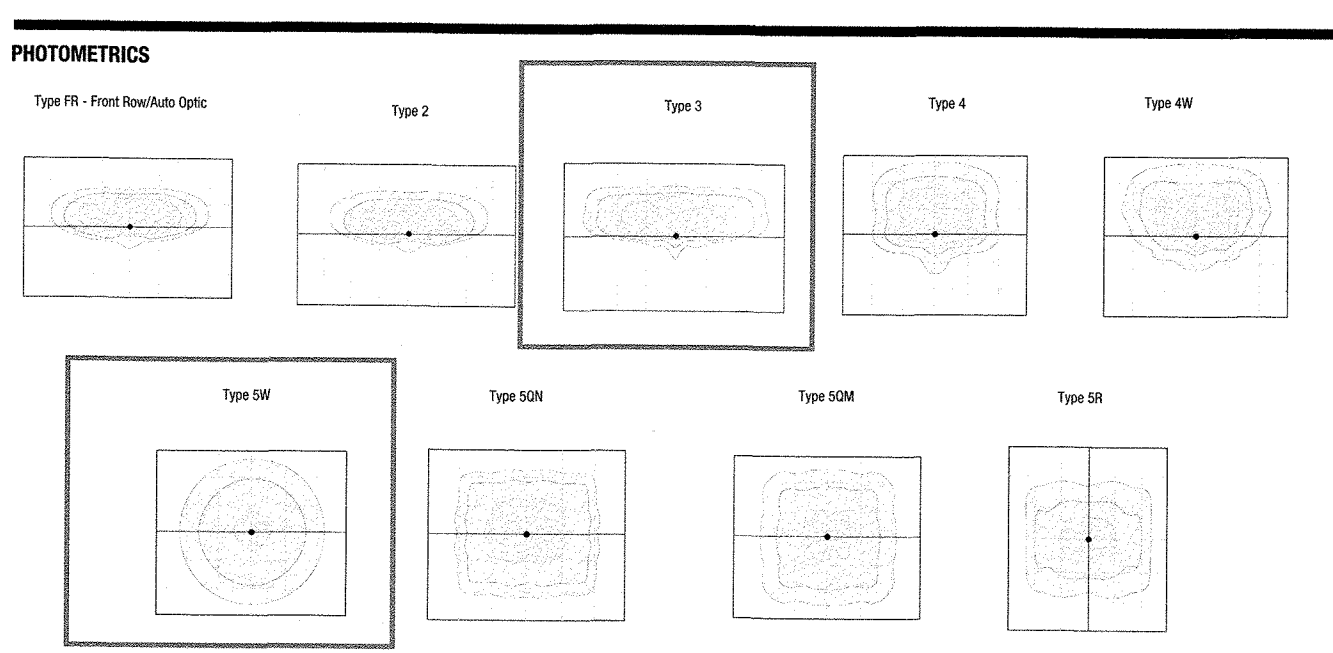
VM2SXX - 1028"

VM2SXX - 1032"

PERFORMANCE DATA																			
# OF LEDS	DRIVE CURRENT (mA)	SYSTEM WATTS	DISTRIBUTION TYPE	5000K (5000K nominal, 70 CR)				4K (4000K nominal, 70 CR)				3K (3000K nominal, 70 CR)							
				LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	
64	625 mA	130W	FR	18220	132	2	0	2	18763	137	2	0	2	18341	139	2	0	2	
			2	17228	125	2	0	2	17781	130	2	0	2	14452	112	2	0	2	
			4	17267	125	2	0	3	17267	125	2	0	3	14701	112	2	0	3	
			4W	16384	123	1	0	4	17386	128	1	0	4	15126	110	1	0	3	
			5M	16337	122	2	0	3	17386	128	1	0	4	15126	110	1	0	3	
			5M	17295	126	4	0	2	17392	129	4	0	2	15479	112	4	0	2	
			5M	16410	127	4	0	0	16580	130	4	0	0	16165	117	4	0	0	
			5M	17410	127	4	0	0	17410	127	4	0	0	15915	113	4	0	0	
			5W	16498	120	4	0	2	17009	124	4	0	3	14792	108	4	0	2	
			5W	23020	128	2	0	4	23020	128	2	0	4	20835	115	2	0	4	
80	700 mA	180W	FR	21965	151	3	0	3	22845	155	3	0	3	21970	159	2	0	3	
			2	20803	142	3	0	3	21863	152	3	0	3	18724	138	2	0	4	
			4	21502	149	2	0	4	22845	155	3	0	4	19734	144	2	0	4	
			4W	21416	148	2	0	4	22079	152	2	0	4	18209	136	2	0	4	
			5M	22005	151	4	0	2	22996	155	4	0	2	19734	144	2	0	4	
			5M	22979	152	4	0	1	22889	153	4	0	1	20810	144	4	0	0	
			5M	22987	152	4	0	2	22984	152	4	0	2	19899	144	4	0	2	
			5W	21035	148	5	0	3	21880	150	5	0	3	19892	144	4	0	4	
			5W	27849	171	2	0	2	28711	175	2	0	2	24876	158	2	0	2	
			5W	28954	174	3	0	3	27148	178	3	0	3	25026	162	3	0	3	
80	875 mA	230W	FR	26379	174	3	0	4	27194	178	3	0	4	23839	183	3	0	4	
			2	25777	172	2	0	4	26873	175	2	0	4	23130	180	3	0	4	
			4W	25675	171	3	0	4	26460	175	3	0	4	23029	180	3	0	4	
			5M	25981	174	4	0	2	27196	178	4	0	2	23861	183	4	0	2	
			5M	27348	179	5	0	1	28403	185	5	0	1	25928	187	5	0	1	
			5W	26611	175	5	0	5	27434	178	5	0	5	23868	184	4	0	4	
			5W	25218	169	5	0	3	25989	175	5	0	3	23918	180	5	0	3	
			FR	27876	178	2	0	2	28738	182	2	0	2	25002	175	2	0	2	
			2	26589	171	3	0	3	27174	175	3	0	3	23841	180	3	0	3	
			3	26403	171	3	0	4	27220	175	3	0	4	23841	180	3	0	3	
96	700 mA	220W	FR	25242	170	2	0	4	26000	172	2	0	4	22142	166	2	0	4	
			2	25700	170	3	0	4	26460	172	3	0	4	22600	166	3	0	4	
			4W	26406	171	4	0	2	27222	175	4	0	2	23883	169	4	0	2	
			5M	27679	172	5	0	1	28422	178	5	0	1	25732	174	5	0	1	
			5R	26637	172	5	0	5	27460	178	5	0	5	23880	170	4	0	4	
			FR	25242	170	5	0	3	26022	170	5	0	3	22840	164	5	0	3	
			FR	34819	174	3	0	2	34845	175	3	0	2	29874	180	2	0	2	
			2	31600	174	3	0	4	32677	178	3	0	4	28342	182	3	0	4	
			3	31854	174	3	0	5	32653	178	3	0	5	28380	183	3	0	4	
			4	30833	172	2	0	5	31889	175	2	0	5	27744	180	2	0	5	
96	875 mA	280W	FR	30810	173	3	0	3	31763	175	3	0	3	27604	170	3	0	3	
			2	31857	174	5	0	1	32686	178	5	0	1	28950	180	5	0	1	
			5M	33268	179	5	0	1	34080	183	5	0	1	29859	187	5	0	1	
			5R	31683	175	5	0	5	32921	179	5	0	5	29641	184	5	0	5	
			5W	30282	169	5	0	4	31188	173	5	0	4	27742	180	5	0	4	
			FR	30666	173	3	0	2	30780	173	3	0	2	27899	170	3	0	2	
			2	33725	187	3	0	4	34788	190	3	0	4	30940	180	3	0	4	
			4	33725	187	3	0	5	34827	190	3	0	5	30999	180	3	0	4	
			4	33872	189	2	0	5	34953	189	2	0	5	29809	180	2	0	5	
			4W	32382	184	3	0	5	33899	187	3	0	5	29462	183	3	0	5	
96	1000mA	310W	FR	33792	195	2	0	3	34550	199	2	0	3	30280	180	2	0	3	
			5M	33792	195	2	0	3	34550	199	2	0	3	30280	180	2	0	3	
			5M	35280	195	5	0	1	36371	195	5	0	1	31643	180	5	0	1	
			5W	34880	195	5	0	5	35134	195	5	0	5	30987	180	5	0	5	
			5W	37302	199	5	0	4	35901	199	5	0	4	29874	180	5	0	4	
			FR	35969	201	3	0	4	43125	210	3	0	3	37978	186	3	0	2	
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			3	38619	201	3	0	5	40645	204	3	0	5	35539	187	3	0	5	
			4	38722	201	3	0	5	39763	201	3	0	5	34751	186	3	0	5	
			4W	38570	201	5	0	3	40648	204	5	0	3	35338	186	5	0	3	
96	1225mA	390W	FR	41394	205	0	1	42075	209	0	1	42727	209	0	1	42727	209	0	1
			5M	39969	192	5	0	3	41205	195	5	0	3	36840	180	5	0	3	
			5W	37677	197	5	0	1	38648	190	5	0	1	33888	187	5	0	1	

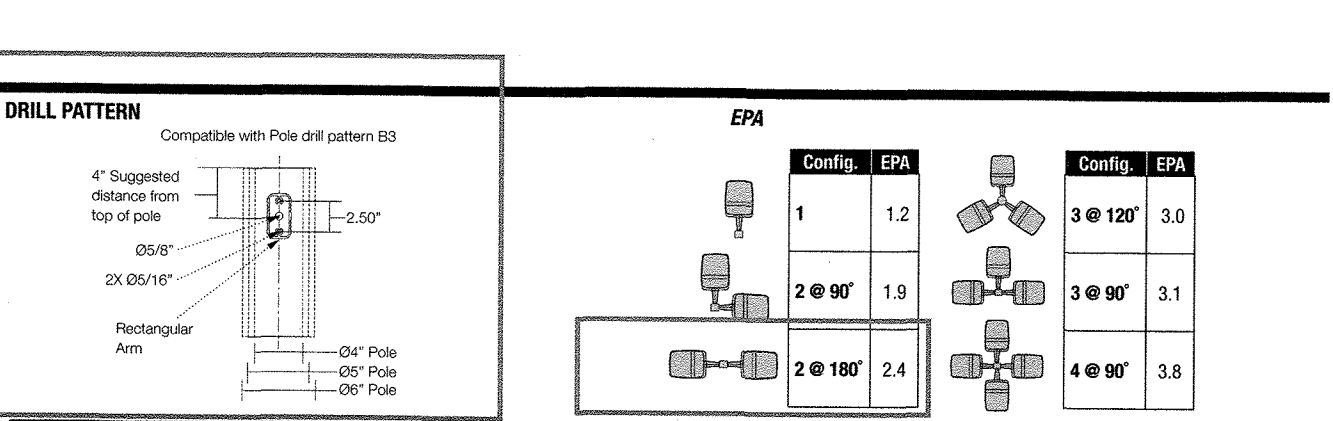
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ to a result of end-use environment and application. *310W and 390W 3000K versions are not DLC ETL listed. Reference highlighted cells in table.

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ELECTRICAL DATA

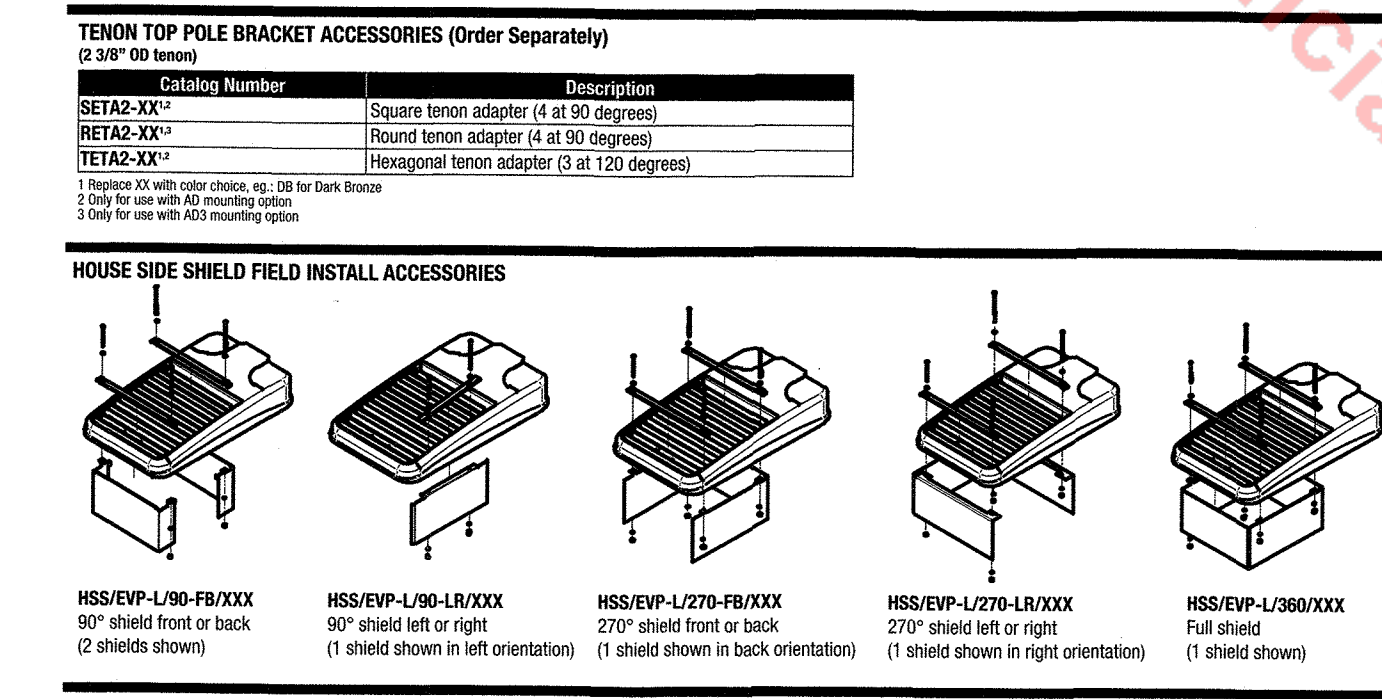
# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (W)	CURRENT (Amps)	PROJECTED LUMEN MAINTENANCE						
					AMBIENT TEMP	0	25,000	50,000	70,000	100,000	Calculated L70 (HOURS)
64	625 mA	130	136	1.4	22°C/72°F	0.98	0.97	0.97	0.96	0.96	>377,000
					35°C/95°F	0.98	0.97	0.97	0.96	0.96	>377,000
80	700 mA	180	180	1.8	22°C/72°F	0.98	0.97	0.97	0.96	0.96	>377,000
					35°C/95°F	0.98	0.97	0.97	0.96	0.96	>377,000
80	875 mA	235	235	2.4	22°C/72°F	0.98	0.97	0.97	0.96	0.96	>377,000
					35°C/95°F	0.98	0.97	0.97	0.96	0.96	>377,000
96	700 mA	220	220	1.8	22°C/72°F	0.98	0.97	0.97	0.96	0.96	>377,000
					35°C/95°F	0.98	0.97	0.97	0.96	0.96	>377,000
96	875 mA	280	280	2.4	22°C/72°F	0.98	0.97	0.97	0.96	0.96	>377,000
					35°C/95°F	0.98	0.97	0.97	0.96	0.96	>377,000
96	1000 mA	315	315	2.4	22°C/72°F	0.98	0.97	0.97	0.96	0.96	>377,000
					35°C/95°F	0.98	0.97	0.97	0.96	0.96	>377,000
96	1225 mA	395	395	3.0	22°C/72°F	0.98	0.97	0.97	0.96	0.96	>377,000
					35°C/95°F	0.98	0.97	0.97	0.96	0.96	>377,000



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SITE DEVELOPMENT PLAN

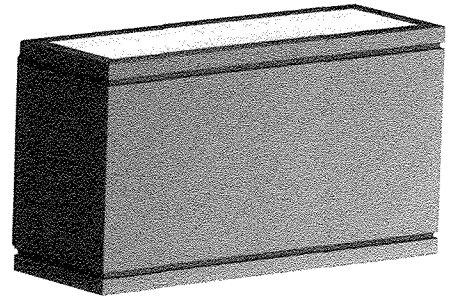
LOT 1 REMAINDER, LOT 1B AND TRACT A, BLOCK 2, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 2 AND A PORTION OF FUTURE STREET LOCATED IN THE NW ¼ SEC. 34 AND THE NE ¼ SEC. 33, T7S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



CVS 11104
RUBIX - model: WS-W25
 LED Wall Mount

WS1

Type WS
WAC LIGHTING
 Responsible Lighting®



Fixture Type:
 Catalog Number:
 Project:
 Location:

PRODUCT DESCRIPTION
 Precise engineering using the latest energy efficient LED technology with a built-in reflector for superior optics. An appealing cylindrical profile with a powerful LED-down light perfect for accent and wall wash lighting.

FEATURES

- Mounts Up or Down
- IP65 Rated, ETL & cETL Wet Location Listed
- Die-Cast Aluminum Construction
- Universal Voltage Input (120V - 277V)
- Dimming: ELV (120V) or 0-10V
- ADA Compliant

SPECIFICATIONS

Construction: Aluminum with etched glass.
Power: Integral driver in luminaire. 120V - 277V input.
Light Source: High output LED
Mounting: Mounts directly to junction box
Dimming: 0-10V Dimming 100%-10%
ELV Dimming: 100%-15% (120V only)
Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT)
Color Temp: 3000K
CR: 50
Rated Life: 70,000 hours
Standards: IP65 Rated, ETL & cETL Wet Location Listed, Dark Sky Friendly, ADA Compliant

Beam	Photometry	Voltage	Watt	Lumens	Finish
Single Light	10" x 3 1/2" x 5 1/2" WS-W2509 5W 54° Dark Sky Friendly	120V - 277V	16W	805	AL, BK, BZ, GH, WT
Double Light	10" x 3 1/2" x 5 1/2" WS-W2510 80°	120V - 277V	30W	1385	AL, BK, BZ, GH, WT

Example: WS-W2510-GH

WAC Lighting
 www.waclighting.com
 Phone (800) 526-2588 - Fax (800) 526-2585

Headquarters/Eastern Distribution Center
 44 Harbor Park Drive • Port Washington, NY 11050
 Phone (516) 515-5000 • Fax (516) 515-5050

Western Distribution Center
 1750 Archibald Avenue • Ontario, CA 91760
 Phone (909) 526-2588 • Fax (909) 526-2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEP 2017

SITE DEVELOPMENT PLAN

LOT 1 REMAINDER, LOT 1B AND TRACT A, BLOCK 2, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 2 AND A PORTION OF FUTURE STREET LOCATED IN THE NW 1/4 SEC. 34 AND THE NE 1/4 SEC. 33, T7S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

THE EUROPA COLLECTION

Dover

The Best Block
 by Allan Block

The hollow core makes it easy to handle, promotes built-in drainage and becomes rock solid when filled. The patented interlocking raised rim creates a built-in setback and eliminates the need for pins, clips or mortar.

Enhance sloping yards with Dover Block.

Constructed without mortar, Dover retaining walls are rugged, long lasting structures.

It's a natural stone look reminiscent of the noble countryside.

Features

- Heavy duty block that is easy to install
- Perfect for larger landscape projects
- Rugged and weathered

Substance
 by Allan Block

Fortify eroding hills, terraces and embankments with prominence. Dover's create a powerful boundary which preserves the landscape. The Dover is the largest block of the Europa Collection.

Typical Gravity Wall

Fill block cores and install 1/2" (12.7 mm) behind block with Drain Rock.

Compact backfill soil after each row of block is installed.

Level and compact a 4 inch (102 mm) layer of Base Rock in a 7 inch (178 mm) deep trench.

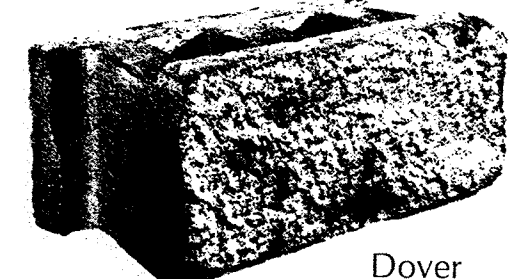
Maximum Gravity Wall Heights for the Dover Block

CONDITION ABOVE WALL	WALL HEIGHT	CLAY SOIL	SANDY SOIL
Level	3 ft (0.9 m)	0	0
	4 ft (1.2 m)	2	3
	5 ft (1.5 m)	2	3
	6 ft (1.8 m)	4	4
Surcharge	3 ft (0.9 m)	2	3
	4 ft (1.2 m)	2	3
	5 ft (1.5 m)	3	3
	6 ft (1.8 m)	4	4
Slope	3 ft (0.9 m)	2	3
	4 ft (1.2 m)	2	3
	5 ft (1.5 m)	3	3
	6 ft (1.8 m)	4	4

AMOUNT OF 3/4" (19 mm) ROCK NEEDED:

Base Rock	40 lbs./lin. ft. (60 kg/m)
Drain Rock	80 lbs./per block (40 kg)

Available At:



Specifications:
 8 in. H x 16.5 in. D x 18 in. L
 (203 mm H x 267 mm D x 457 mm L)

Coverage: Approx. 1 sq. ft. (12 block per m²)

Set Back: 6" from vertical

Weight: 80 lbs. (36 kg)

Options: Capstones, Corner Block

Colors: Each Allan Block manufacturer offers their own unique blended color selections.

Contact your local Allan Block Dealer for exact specifications.

Estimating Guide for Dover Block

APPROX. WALL HEIGHT	WALL LENGTH					MINIMUM RADIIUS AT FIRST ROW
	10 ft	20 ft	30 ft	40 ft	50 ft	
8 in (0.20 m)	7	14	20	27	34	4.0 ft (1.22 m)
16 in (0.41 m)	14	28	40	54	68	4.2 ft (1.28 m)
24 in (0.61 m)	21	42	60	81	102	4.4 ft (1.34 m)
32 in (0.81 m)	28	56	80	108	136	4.6 ft (1.40 m)
40 in (1.01 m)	35	70	100	136	170	4.8 ft (1.46 m)
48 in (1.22 m)	42	84	120	162	204	5.0 ft (1.52 m)
56 in (1.42 m)	49	98	140	189	238	5.2 ft (1.58 m)
64 in (1.63 m)	56	112	160	216	272	5.4 ft (1.64 m)
72 in (1.83 m)	63	126	180	246	306	5.6 ft (1.71 m)

Soil Reinforcement Chart for Dover

CONDITION ABOVE WALL	WALL HEIGHT	CLAY SOIL		SANDY SOIL	
		2nd of Layers	3rd of Layers	2nd of Layers	3rd of Layers
Level	3 ft (0.9 m)	0	0	0	0
	4 ft (1.2 m)	2	3	2	3
	5 ft (1.5 m)	2	3	2	3
	6 ft (1.8 m)	4	4	4	4
Surcharge	3 ft (0.9 m)	2	3	0	0
	4 ft (1.2 m)	2	3	2	3
	5 ft (1.5 m)	3	3	3	3
	6 ft (1.8 m)	4	4	4	4
Slope	3 ft (0.9 m)	2	3	0	0
	4 ft (1.2 m)	2	3	2	3
	5 ft (1.5 m)	3	4	3	3
	6 ft (1.8 m)	4	4	4	4

AMOUNT OF 3/4" (19 mm) ROCK NEEDED:

Base Rock	60 lbs./lin. ft. (90 kg/m)
Drain Rock	150 lbs./per block (80 kg)

Typical Section Reinforced Wall

Optional Capstones

Thoroughly backfill and compact after each row of block is placed.

Fill block cores and 1/2" (12.7 mm) behind block with 3/4" (19 mm) Drain Rock.

Install soil reinforcement at every 2nd row on top of Base Rock and compacted soil.

Soil Reinforcement Length (L)

Install perforated drain tile and vent to daylight.

Level and compact a 6" (152 mm) layer of 3/4" (19 mm) Base Rock in a 12" (305 mm) deep trench.

Bury 6" (152 mm) of the first row of block below grade.

AMOUNT OF 3/4" (19 mm) ROCK NEEDED:

Base Rock	60 lbs./lin. ft. (90 kg/m)
Drain Rock	150 lbs./per block (80 kg)

Soil reinforcement increases the strength of the wall by creating a reinforced mass of soil behind the blocks. The weight of the reinforced soil mass combines with the blocks for a heavier, stronger wall.

This information is provided to assist in the proper design and installation of Allan Block retaining walls. Site conditions, varying soil types and local code requirements must be considered. For information on installation, refer to the Allan Block Installation Guidelines. Final installation is the responsibility of the user.

Consult with your local block supplier, a landscape professional or engineer for more complete information or assistance.

Allan Block Corporation 1500 Archibald Blvd., Lima, OH 44819 937.833.3300 phone 937.833.0813 fax 937.833.0813
 15750 Highway 101 # 610-1230, Canadian River 1971-288 & 1211-1213 Australia Fax 9422-194 & 913-1306
 Taiwan P.O. Box 242 947 other agents pending © 2002-2020

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KIMLEY-HORN Civil/0965752828 - Red WAC Meadows Plan at Meadows Blvd (Castle Rock) (CADD) Plan Sheets/0965752828SDP_DT.dwg Feb 12, 2018 10:10am

Kimley»Horn

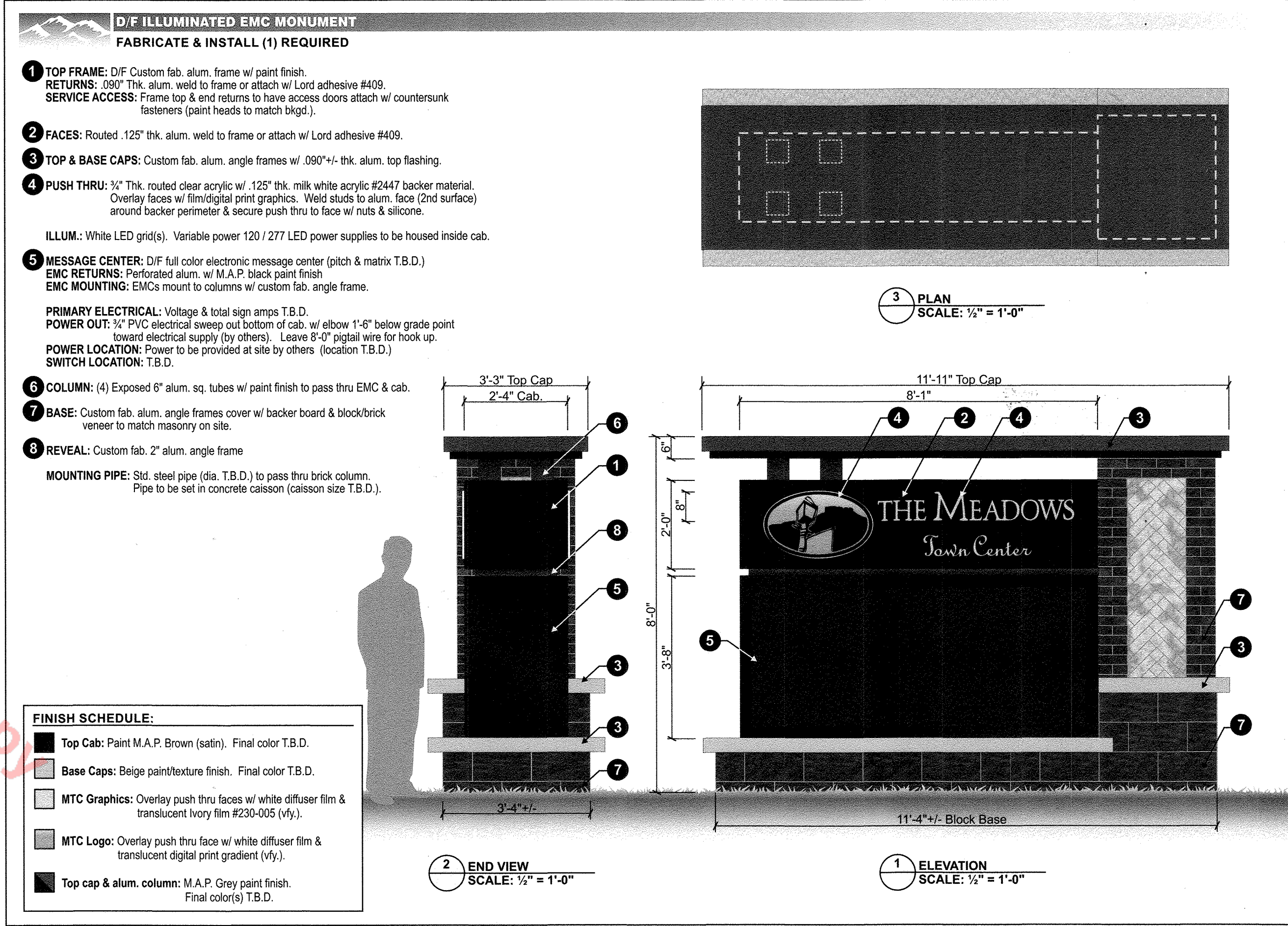
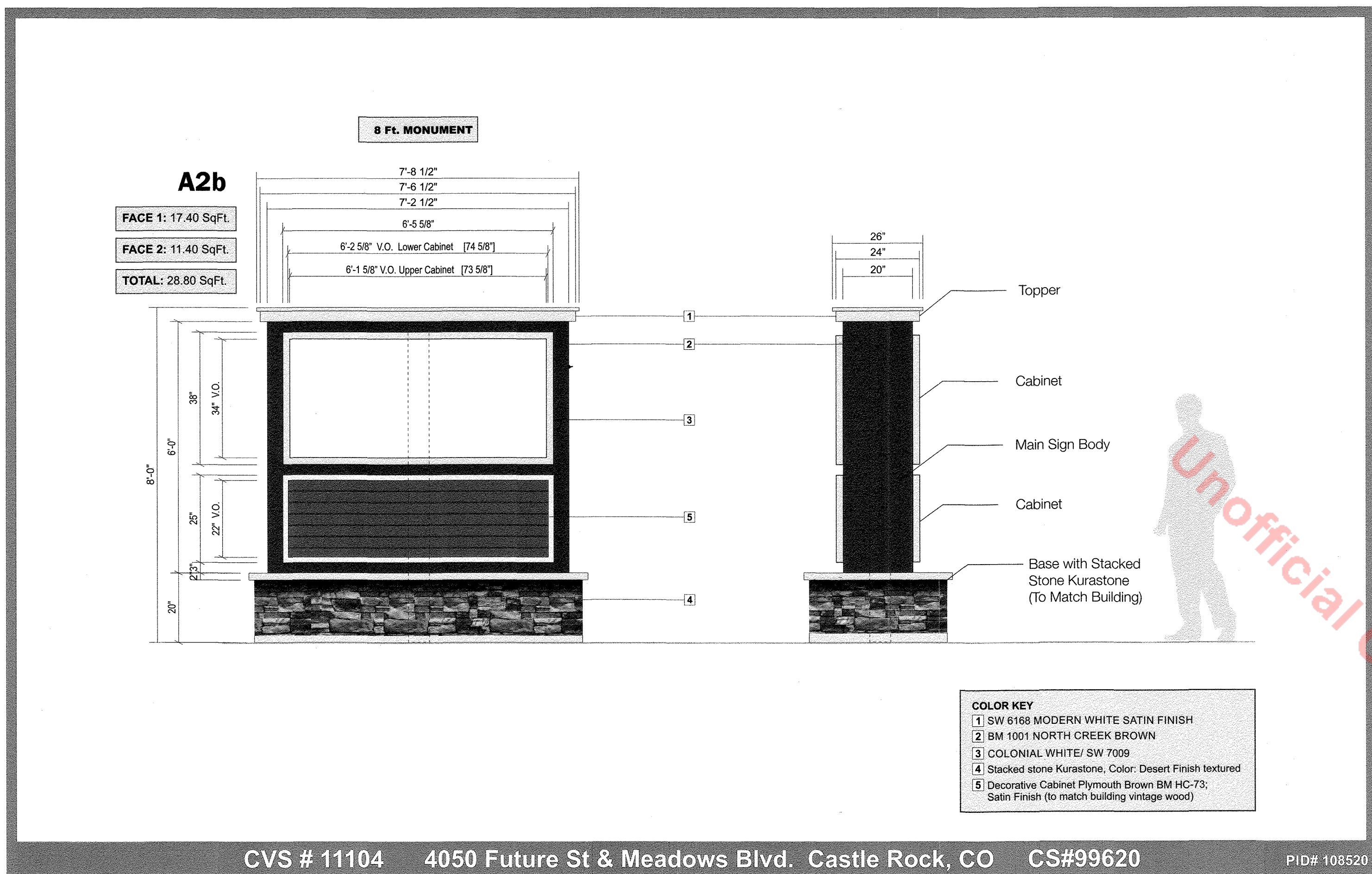
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 4582 South Ulster, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

NOTE: SITE BLOCK RETAINING WALLS SHALL BE ALLAN BLOCK, EUROPA COLLECTION, DOVER STYLE, TAN BLEND OR EQUIVALENT APPROVED BY ENGINEER, TOWN, AND CASTLE ROCK DEVELOPMENT COMPANY.

DETAILS
 SHEET 13 of 14

SITE DEVELOPMENT PLAN

LOT 1 REMAINDER, LOT 1B AND TRACT A, BLOCK 2, THE MEADOWS FILING NO. 20, PHASE 1 AMENDMENT NO. 2 AND A PORTION OF FUTURE STREET
 LOCATED IN THE NW 1/4 SEC. 34 AND THE NE 1/4 SEC. 33, T7S, R67W OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



ATTITUDE CUSTOM SIGNS

Fort Collins, CO
 (970) 225-1000

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Conceptual Design
 08-23-17

Sign Type A
 Option 1
 Monument

Meadows Town Center
 Meadows Blvd. &
 Ambrosia St.
 Castle Rock, CO

Drawn By: G.J.
 Account Executive: Allison D.

Client Approval _____ Date _____

Sales Approval _____ Date _____

Estimator Approval _____ Date _____

Production Mgr Approval _____ Date _____

Design Number: D-17-177
 Revision Number: _____

Rev. No. 1 Date: 08-25-17
 By: G.J.
 Sheet No. 1.0

K:\DEN_Civil\096376208_Filed NWC Meadows Phwy at Meadows Blvd (Castle Rock)\CADD\Plan Sheets\096376208SDP_DT.dwg Feb 12, 2018 10:10am

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DETAILS
 SHEET 14 of 14